BLOCK 1 LOT 47
IN OR 1118/610
EX ESMT PT OR 556/654

COPLON ROGER L SR & EDY R
PO BOX 15691
FERNANDINA BEACH, FL 32035-3112

2024

25-2N-27-1475-0001-0470

BUILDING CHARACTERISTICS

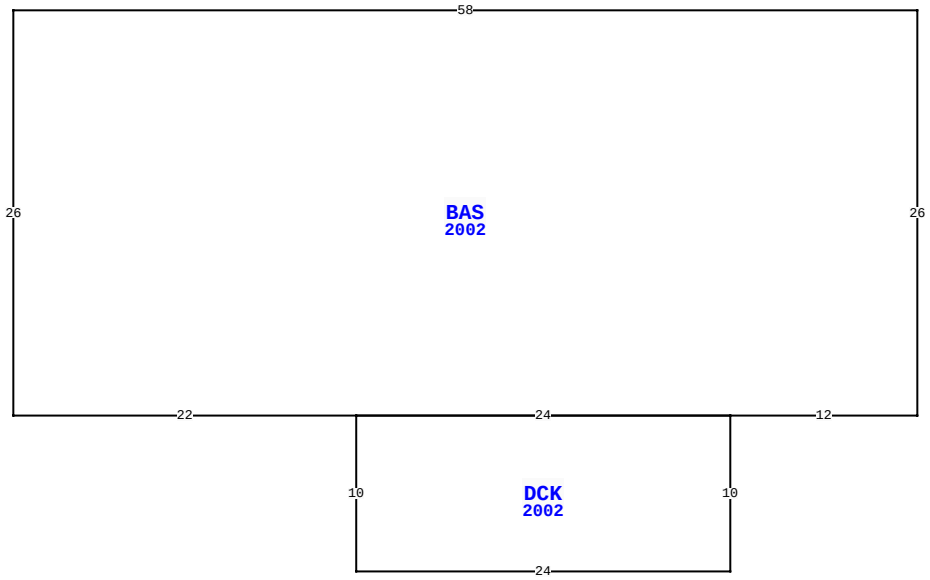
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	78,284
DCK	240	15	36	1,869
TOTALS	1,748		1,544	80,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,544	123.6000	92.70	143,129	1997	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2004 Heated Area: 1508 HX Base Yr 2004



85224 SHILOH PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,152
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		106,250
TOTAL MARKET VALUE		186,402
SOH/AGL Deduction		129,892
ASSESSED VALUE		56,510
TOTAL EXEMPTION VALUE	HX HB	31,510
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		186,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,400

BLDG:1:1: GMHGA118917057(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034080	MH MOVE-ON	0	01/01/2003
7941	MH MOVE-ON	23,000	10/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1118/0610	3/04/2003	WD	U	I	23	42,000
GRANTOR: KNOWLES CHARLES S & T						
GRANTEE: COPLON ROGER L SR &						
0631/1067	7/23/1991	QC	U	I	10	100
GRANTOR: LEE MARJORIE M						
GRANTEE: KNOWLES CHARLES & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W58 S26 E22 E24 E12 N26 $
DCK=[YR=2002;ORIG=-36,26] S10 E24 N10 W24 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.25	85,000.00	106,250.00	106,250							

REVIEW DATE 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 08/06/2024 BY SYS