

COPELAND MICHAEL RAY JR
85050 PHILLIPS ROAD
YULEE, FL 32097

43-2N-27-4622-0009-0200

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 05 AVERAGE 100

RooF Structur 03 GABLE/HIP 100

RooF Cover 12 MODULAR MT 100

Interior Wall 05 DRYWALL 100

Interior Floo 14 CARPET 80

Interior Floo 08 SHT VINYL 20

Air Condition 03 CENTRAL 100

Heating Type 04 AIR DUCTED 100

Bedrooms 3 100

Bathrooms 2 100

Frame 02 WOOD FRAME 100

Stories Units 1. 1. 100

Units 0 100

BUD8 Adjustme 04 DIST 01 100

Quality 05 Quality Level 05

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4048.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 1,742 100 1,742 77,261

TOTALS 1,742 1,742 77,261

EXTRA FEATURES

L N 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

1 0940 SHEDS/PORT 0 100 18 8 144.00 SF 30.00 30.00 100 1986 1986 3 20 864

2 0681 POLE SHED 0 100 18 8 144.00 SF 15.00 15.00 100 1986 1986 3 20 432

3 1242 WD DECK A 0 100 8 12 96.00 SF 10.00 10.00 100 1995 1995 3 20 192

4 0350 CARPORT WD 0 100 5 8 40.00 SF 13.00 13.00 100 1995 1995 3 20 104

5 0350 CARPORT WD 0 100 10 24 240.00 SF 13.00 13.00 100 1995 1995 3 20 624

LAND DESCRIPTION TOTAL OB/XF 2,216

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.00 80,000.00 80,000.00 80,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 1,742 147.8400 110.88 193,153 1997 1997 0 0 60.00 40.00

M/H 94+ - 100% - 2022 Heated Area: 1742 HX Base Yr 2022

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

85050 PHILLIPS RD, YULEE

BAS 1997

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 77,261

TOTAL MARKET OB/XF VALUE 2,216

TOTAL LAND VALUE - MARKET 80,000

TOTAL MARKET VALUE 159,477

SOH/AGL Deduction 34,638

ASSESSED VALUE 124,839

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 74,839

TOTAL JUST VALUE 159,477

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 157,934

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2111/1730 3/31/2017 WD Q I 01 110,000

GRANTOR: WYNN AUBREY M

GRANTEE: COPELAND MICHAEL RA

0689/0430 9/29/1993 QC U I 01 100

GRANTOR: WYNN JEANNE RUST

GRANTEE: WYNN AUBREY & JEANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W65 S27 E35 N1 E13 S1 E17 N27\$.