

IN OR 765/1087
R788147 & R788148 & R788149

COPELAND CAREY M
97136 BELLVILLE LN
YULEE, FL 32097

2025

42-3N-28-0000-0009-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																			
Exterior Wall	05	AVERAGE 100	0800	02	1,728	122.0000	103.70	179,194	1995	1995	0	0	0	70.00	30.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1997														Heated Area: 1728																		
Roof Cover	12	MODULAR MT 100															HX Base Yr 1997																		
Interior Wall	05	DRYWALL 100																																	
Interior Floop	13	LVT/LAMMT 100																																	
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			4031.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,728	100	1996	1,728	53,758																														
TOTALS			1,728			1,728	53,758																												
EXTRA FEATURES						97136 BELLEVILLE LN, YULEE												BLD DATE XF DATE INC DATE						LGL DATE LAND DATE AG DATE						04/11/2025 MLU					
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660																			
2	0752	USP	0	100	12	12	144.00	SF	15.00	15.00	100	1994	1994	3	20	432																			
3	0753	UEP	0	100	20	10	200.00	SF	22.00	22.00	100	2006	2006	3	40	1,760																			
LAND DESCRIPTION																		TOTAL OB/XF 4,852																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	RES	100		RSF-1	0.00	0.00	0.85	AC		1.00	1.00	1.00	85,000.00	85,000.00	72,250																		
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.85 Total Land Value: 72,250 Market: 0 Agricultural: 0 Common: 72,250 PRINTED 07/30/2025 BY SYS																																			