

LOT 7
SHEFFIELD BLUFF #2 PB 6/327

ABERLE ANDREW A
1635 COPPERFIELD DR
MORTON, IL 61550

2025

45-2N-28-549T-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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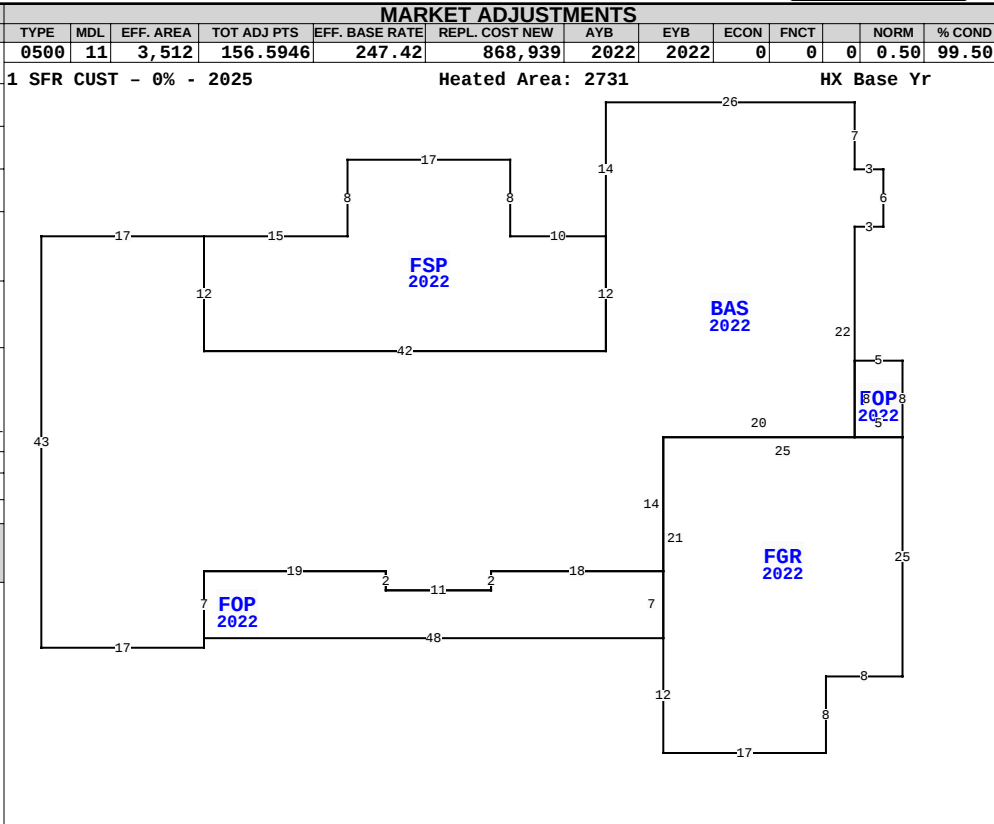
NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,731	100	2022	2,731	672,325
FGR	761	55	2022	419	103,151
FOP	40	30	2022	12	2,954
FOP	314	30	2022	94	23,141
FSP	640	40	2022	256	63,023

TOTALS	4,486			3,512	864,594
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0501	FP-AVERAGE	0	0	0	0	2.00	UT	5,000.00
2	0855	CONC PAVER	0	0	0	0	2,334.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	680.00	SF	10.00
4	0462	ST/AL FNC	0	0	0	0	648.00	SF	10.00
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
6	0861	POOL GUNIT	0	0	0	0	444.00	SF	85.00
7	0855	CONC PAVER	0	0	0	0	902.00	SF	10.00
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00



940880 OLD NASSAUVILLE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0501	FP-AVERAGE	0	0	0	0	2.00	UT	5,000.00	5,000.00	100	2022	2022	3	99	9,900	
2	0855	CONC PAVER	0	0	0	0	2,334.00	SF	10.00	10.00	100	2022	2022	3	99	23,107	
3	0855	CONC PAVER	0	0	0	0	680.00	SF	10.00	10.00	100	2022	2022	3	99	6,732	
4	0462	ST/AL FNC	0	0	0	0	648.00	SF	10.00	10.00	100	2022	2022	3	95	6,156	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
6	0861	POOL GUNIT	0	0	0	0	444.00	SF	85.00	85.00	100	2022	2022	3	95	35,853	
7	0855	CONC PAVER	0	0	0	0	902.00	SF	10.00	10.00	100	2022	2022	3	99	8,930	
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	

TOTAL OB/XF										93,126							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	2.00	100,000.00	200,000.00	200,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
Tax Dist:										864,594		
BUILDING MARKET VALUE										93,126		
TOTAL MARKET OB/XF VALUE										200,000		
TOTAL LAND VALUE - MARKET										1,157,720		
TOTAL MARKET VALUE										0		
SOH/AGL Deduction										1,157,720		
ASSESSED VALUE										0		
TOTAL EXEMPTION VALUE										1,157,720		
BASE TAXABLE VALUE										1,157,720		
TOTAL JUST VALUE										0		
NCON VALUE										0		
INCOME VALUE										753,810		
PREVIOUS YEAR MKT VALUE												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2110052	CO ISSUED	0	05/24/2022
B2201877	SWIM POOL	60,000	02/02/2022
B2110052	NEW CONSTR	423,520	07/30/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2743/700	10/15/2024	WD	Q	I	01	1,390,000	
GRANTOR:KILPATRICK CARRIE ANN							
GRANTEE:ABERLE ANDREW A							
2409/1825	11/13/2020	WD	Q	V	01	77,500	
GRANTOR:SELLERS SUSAN C							
GRANTEE:KILPATRICK CARRIE A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W26 S14 FSP=[YR=2022] W10 N8 W17 S8 W15 S12 E42 N12\$ S12 W42 N12 W17 S43 E17 N1 FOP=[YR=2022] E48 FGR=[YR=2022] S12 E17 N8 E8 N25 FOP=[YR=2022] N8W5S8E5\$ W25 S21\$ N7 W18 S2 W11 N2 W19 S7\$ N7 E19 S2 E11 N2 E18 N14 E20 N22 E3 N6 W3 N7\$.									