IN OR 2524/1777
ESMT IN OR 458/779
UTIL R/W ESMT IN OR 2418/815

HARRIS DAVID J & ELISABETH FRANCIS
2564 COPPERHEAD LANE
HILLIARD, FL 32046

2026

05-1N-23-0000-0001-0370

BUILDING CHARACTERISTICS

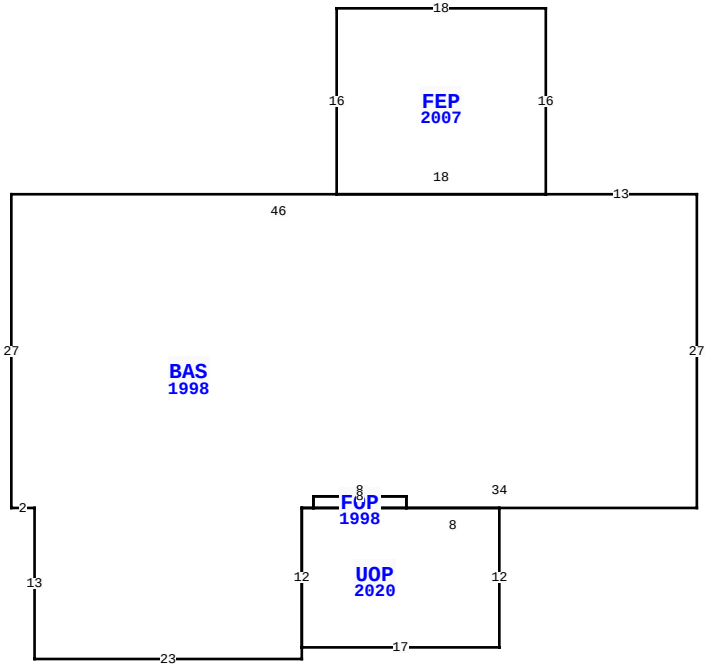
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	1998	1,892	101,025
FEP	288	85	2007	245	13,082
FOP	8	30	1998	2	107
UOP	212	25	2020	53	2,830
TOTALS	2,400			2,192	117,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,192	148.3200	133.49	292,610	1994	1999	0	0	0	60.00	40.00

2 M/H 94+ 0% - 2022 Heated Area: 2137 HX Base Yr 2022



2564 COPPERHEAD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		229,426
TOTAL MARKET OB/XF VALUE		3,632
TOTAL LAND VALUE - MARKET		133,560
TOTAL MARKET VALUE		366,618
SOH/AGL Deduction		79,873
ASSESSED VALUE		286,745
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,334
TOTAL JUST VALUE		366,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012957	CO ISSUED	0	12/28/2020
B19357	ADDITION	15,900	01/01/2007
MH94624	MH MOVE-ON	55,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1777	12/20/2021	QC	U	I	11	100
GRANTOR: SMITH FREDERICK F JR						
GRANTEE: HARRIS DAVID JOSEPH						
2457/1712	4/22/2021	LE	U	I	11	100
GRANTOR: SMITH FREDERICK F JR						
GRANTEE: HARRIS DAVID JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 FEP=[YR=2007] N16 W18 S16 E18$ W46 S27 E2 S13 E23 N1 UOP=[YR=2020] E17 N12 W8 FOP=[YR=1998] W8 N1 E8 S1$ N1W8 S1 W1 S12$ N12 E34 N27$.

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
1	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1997	1997	3	20	256	
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1999	1999	3	20	400	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
4	1242	WD DECK A	0	100	19	12	228.00	SF	10.00	10.00	100	2000	2000	3	20	456	

LAND DESCRIPTION

TOTAL OB/XF 3,632

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	000100	C	RES	100	0006	OR	0.00	0.00	4.77	AC		1.00	1.00	1.00	28,000.00	28,000.00	133,560							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.77 Total Land Value: 133,560 Market: 0 Agricultural: 0 Common: 133,560 PRINTED 07/09/2026 BY SYS

IN OR 2524/1777
ESMT IN OR 458/779
UTIL R/W ESMT IN OR 2418/815

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

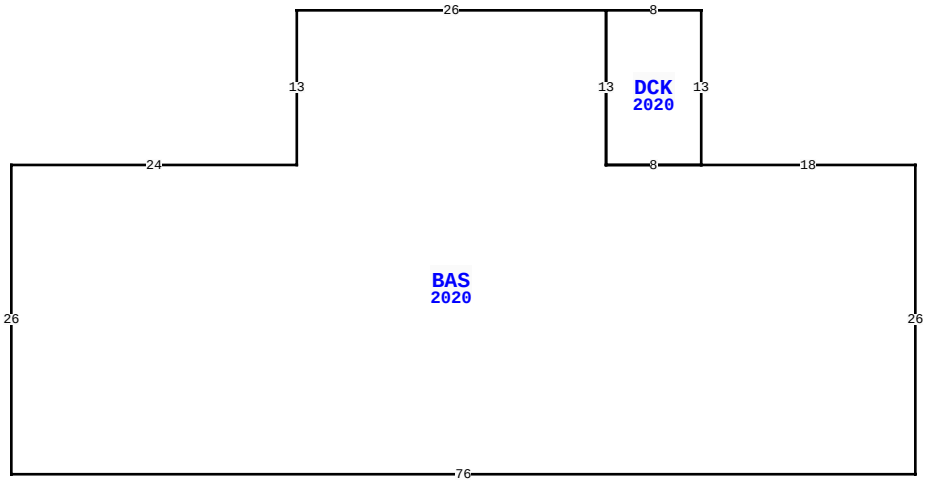
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,314	100	2020	2,314	111,611
DCK	104	15	2020	16	772
TOTALS	2,418			2,330	112,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,330	127.6000	114.84	267,577	2000	2000	0	0	0	58.00	42.00

4 M/H 94+ 100% - 2022 Heated Area: 2314 HX Base Yr 2022



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2457/1712	4/22/2021	LE	U	I	11	100
GRANTOR: SMITH FREDERICK F JR						
GRANTEE: HARRIS DAVID JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 DCK=[YR=2020] N13 W8 S13 E8$ W8 N13 W26 S13 W24 S26 E76 N26$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.77 Total Land Value: 133,560 Market: 0 Agricultural: 0 Common: 133,560 PRINTED 07/09/2026 BY SYS