

COPELAND MICHAEL RAY JR EST
85050 PHILLIPS ROAD
YULEE, FL 32097

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		05	AVERAGE 100				0800	02	1,742	147.8400	133.06	231,791	1997	1997	0	0	0	70.00	30.00	VALUATION BY																			
Roof Structur		03	GABLE/HIP 100				1 M/H 94+ 0% - 2026													Heated Area: 1742 HX Base Yr																			
Roof Cover		12	MODULAR MT 100				27 65 27 35 13 17 BAS 1997													BUILDING MARKET VALUE										69,537									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										2,216									
Interior Floo		14	CARPET 80																	TOTAL LAND VALUE - MARKET										90,000									
Interior Floo		08	SHT VINYL 20																	TOTAL MARKET VALUE										161,753									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										161,753									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										0									
Bathrooms			2 100																	BASE TAXABLE VALUE										161,753									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										161,753									
Stories		1.	1. 100																	NCON VALUE										0									
Units			0 100				INCOME VALUE																																
BUD8 Adjustme		04	DIST 01 100				PREVIOUS YEAR MKT VALUE										163,831																						
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,742	100	1997	1,742	69,537																																		
TOTALS		1,742			1,742	69,537																																	
EXTRA FEATURES						85050 PHILLIPS RD, YULEE										BLD DATE				LGL DATE		05/11/2026		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	0940	SHEDS/PORT	0	0	18	8	144.00	SF	30.00	30.00	100	1986	1986	3	20	864																							
2	0681	POLE SHED	0	0	18	8	144.00	SF	15.00	15.00	100	1986	1986	3	20	432																							
3	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1995	1995	3	20	192																							
4	0350	CARPORT WD	0	0	5	8	40.00	SF	13.00	13.00	100	1995	1995	3	20	104																							
5	0350	CARPORT WD	0	0	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	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000																						
REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00			Total Land Value: 90,000			Market: 0			Agricultural: 0			Common: 90,000			PRINTED 07/09/2026 BY SYS																				