

LOT 3 IN OR 2055/1749
CUNO CREEK SUB OF TRACT A
OF WILSON NECK HILLS UNR

VICKERS KRISTINA M &/NABERS BENNIE R
85309 CUNO CREEK DR
YULEE, FL 32097

2023

43-2N-27-4605-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	1,822	152,806
FGR	552	55	304	25,495
FOP	24	30	7	587
FSP	60	40	24	2,013
STP	28	10	3	251
USP	572	30	172	14,425

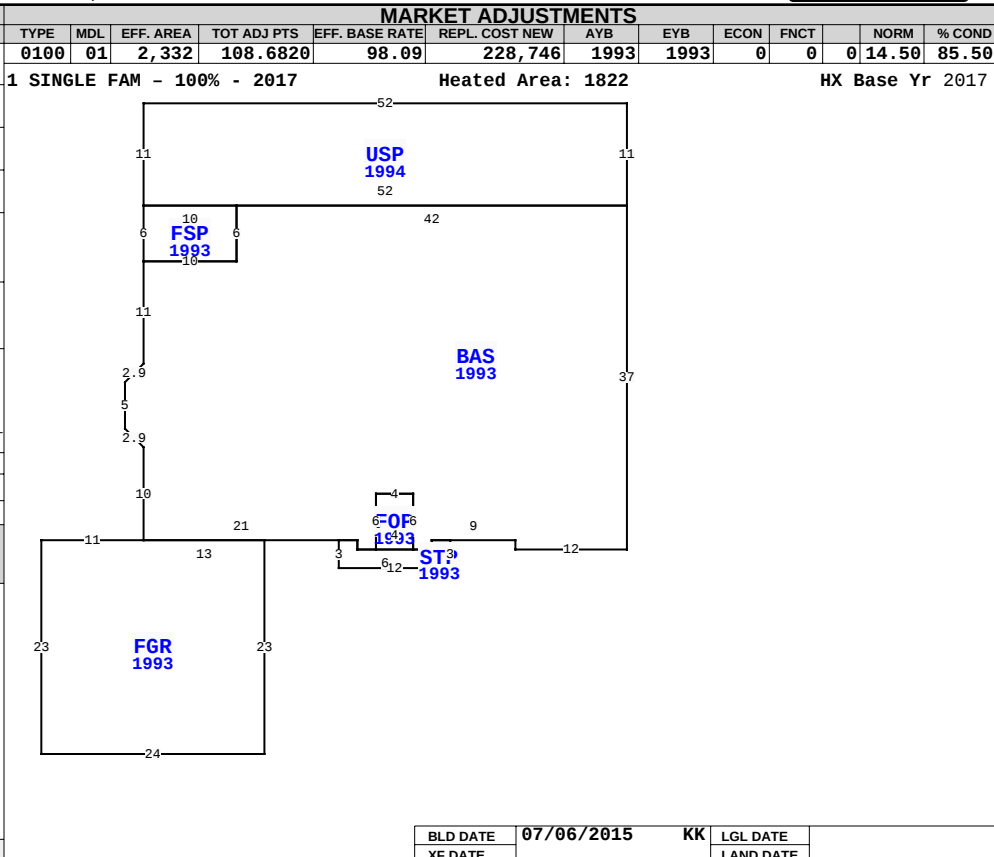
TOTALS	3,058		2,332	195,578
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EXTRA FEATURES

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	14	10	140.00	SF	30.00	30.00	100	1984	1984	3	20	840	
2	0810	CONCRETE A	0 100	18	20	360.00	SF	6.50	6.50	100	1993	1993	3	68	1,591	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
5	0845	KOOL DECK	0 100	0	0	414.00	SF	7.25	7.25	100	1994	1994	3	70	2,101	
6	0861	POOL GUNIT	0 100	14	30	420.00	SF	85.00	85.00	100	1994	1994	3	20	7,140	
7	0812	CONCRETE C	0 100	0	0	2,793.00	SF	4.00	4.00	100	1995	1995	3	72	8,044	
10	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00	100	2010	2010	3	64	1,344	
11	0911	SCRN RM A	0 100	52	26	1,352.00	SF	17.50	17.50	100	2022	2022	3	100	23,660	
12	0351	CARPORT MT	0 100	30	14	420.00	SF	10.00	10.00	100	2022	2022	3	100	4,200	
13	0810	CONCRETE A	0 100	0	0	500.00	SF	6.50	6.50	100	2022	2022	3	100	3,250	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	100,000.00	100,000.00	218,000							
2	009630	C	SWAMP	0			0.00	0.00	0.40	AC		1.00	1.00	1.00	500.00	500.00	200							



85309 CUNO CREEK DR, YULEE

BLD DATE	07/06/2015	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

195,578

54,830

218,200

468,608

141,205

327,403

50,000

277,403

468,608

50,750

385,483