LOT 4
IN OR 1227/926
CUNO CREEK SUB OF TRACT A

NESSMITH E DENISE/NORDIN ROBERT W
1101 KINGS ESTATE RD
SAINT AUGUSTINE, FL 32086

2023

43-2N-27-4605-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85321 CUNO CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	157,530
TOTAL MARKET VALUE	157,530
SOH/AGL Deduction	59,867
ASSESSED VALUE	97,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,663
TOTAL JUST VALUE	157,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1227/0926	5/04/2004	WD	Q	V		76,200
GRANTOR: HORTON ROBERT D & WAN						
GRANTEE: JACKSON RUTH R ETAL						
0529/0060	10/16/1987	WD	Q	V		9,500
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: HORTON ROBERT & W J						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	100,000.00	100,000.00	157,000							
2	009630	C	SWAMP	0			0.00	0.00	1.06	AC		1.00	1.00	1.00	500.00	500.00	530							

REVIEW DATE 01/01/2018 BY MH Total Acres: 2.63 Total Land Value: 157,530 Market: 0 Agricultural: 0 Common: 157,530 PRINTED 08/02/2023 BY SYS