

LOT 5 R360011
IN OR 1123/162
ESMT PT OR 1121/404

GILLIS MARK D & DANA L
85349 CUNO CREEK DRIVE
YULEE, FL 32097

2023

43-2N-27-4605-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,384	100	1,384	119,285
BAS	364	100	364	31,372
FGR	436	55	240	20,685
FOP	48	30	14	1,207

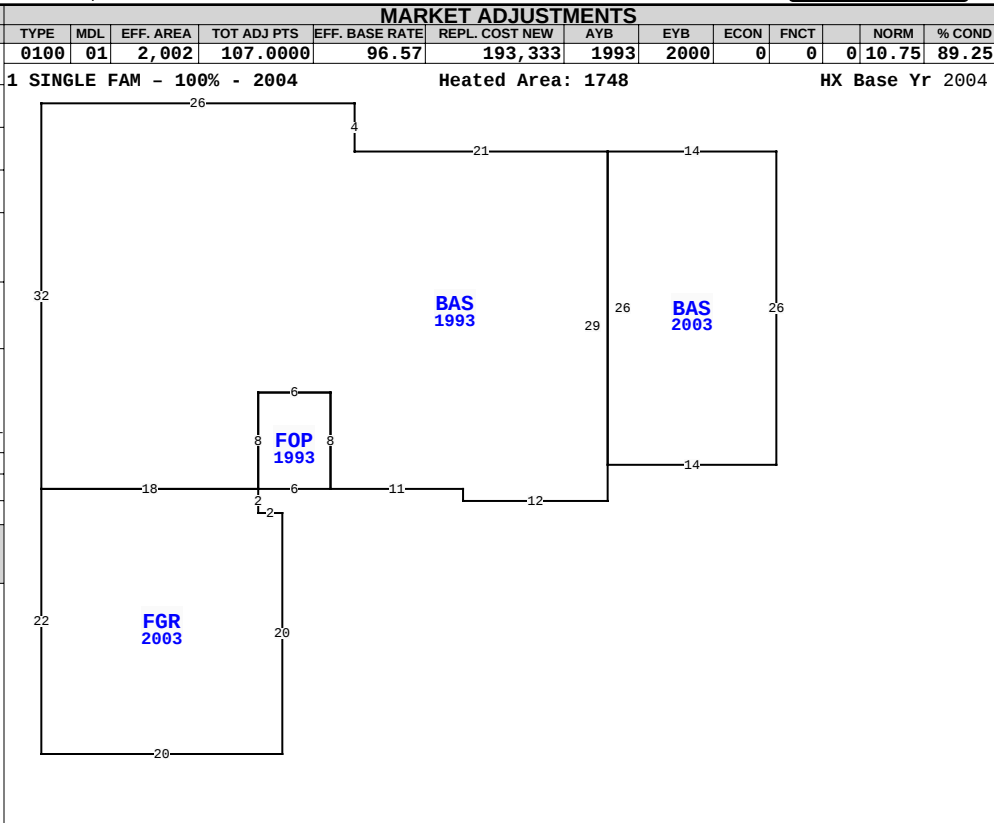
TOTALS	2,232	2,002	172,550
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	1993	1993	3	68	2,033	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1992	1992	3	20	322	
4	0910	SCRN RM L	0	100	26	12	312.00	SF	15.00	15.00	100	2000	2000	3	20	936	
5	1126	CB/STC 8"	0	100	0	0	1,234.00	SF	8.00	8.00	100	2003	2003	3	84	8,292	
6	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	22	770	
7	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2007	2007	3	35	2,800	
8	0681	POLE SHED	0	100	9	9	81.00	SF	15.00	15.00	100	2007	2007	3	52	632	
9	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2007	2007	3	35	2,520	

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	2.21	AC		1.00	1.00	1.00	100,000.00	100,000.00	221,000							



BLD DATE	01/27/2020	KKA	LGL DATE	
XF DATE	01/27/2020	KKA	LAND DATE	01/27/2020
INC DATE			AG DATE	

85349 CUNO CREEK DR, YULEE	01/27/2020	KKA	01/27/2020	KKA
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TOTAL OB/XF 20,965

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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,550
TOTAL MARKET OB/XF VALUE		20,965
TOTAL LAND VALUE - MARKET		221,000
TOTAL MARKET VALUE		414,515
SOH/AGL Deduction		185,983
ASSESSED VALUE		228,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,532
TOTAL JUST VALUE		414,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19536	CARPORT	6,951	02/01/2007
8584	NEW CONSTR	50,610	12/29/1992
7611	MH MOVE-ON	17,000	12/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1123/0162	3/20/2003	WD	Q	I		210,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: GILLIS MARK D & DAN						
0971/1829	2/22/2001	WD	Q	I		125,000
GRANTOR: BURRELL KIM J						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2003] W14 BAS=[YR=1993] W21 N4 W26 S32 FGR=[YR=2003] S22 E20 N20 W2 N2 W18\$ E18 FOP=[YR=1993] E6 N8 W6 S8\$ N8 E6 S8 E11 S1 E12 N29\$ S26 E14 N26\$.