LOT 22 OR 527/181
R673402 & R673403
WILSON NECK HILLS PB 4/62

BELZER ROSEALEE
85022 CUNO CREEK DR
YULEE, FL 32097

2023

43-2N-27-4642-0022-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

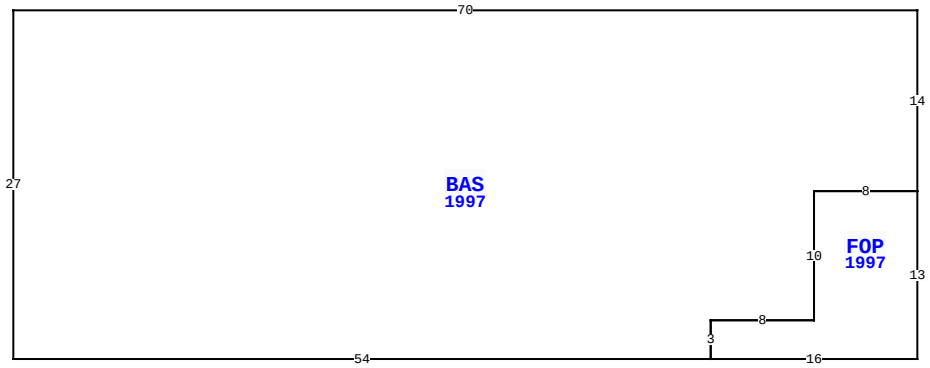
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1,762	60,920
FOP	128	30	38	1,314
TOTALS	1,890		1,800	62,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.6000	82.32	148,176	1997	1997	0	0	0	58.00	42.00

2 M/H 94+ – 100% - 0 Heated Area: 1762 HX Base Yr



85022 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		62,234
TOTAL MARKET OB/XF VALUE		9,891
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		152,125
SOH/AGL Deduction		79,496
ASSESSED VALUE		72,629
TOTAL EXEMPTION VALUE	HX HB VX	52,629
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		152,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971894	MH MOVE-ON	0	04/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0527/0181	9/23/1987	WD	U	V		8,400
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: BELZER ROSEALEE						
0276/0362	10/01/1978	CD	U	V		8,350
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W70 S27 E54 FOP=[YR=1997] E16 N13 W8 S10 W8 S3 $ N3 E8 N10 E8 N14 $.

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
4	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	1991	1991	3	20	384	
5	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1991	1991	3	20	768	
6	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1985	1985	3	20	4,704	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
8	1242	WD DECK A	0	100	30	20	600.00	SF	10.00	10.00	100	2000	2000	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,891

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/11/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS