

MCGREGOR LURLYNE
85110 CUNO CREEK DRIVE
YULEE, FL 32097

2023

43-21-27-4042-0023-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0503AVERAGE 100 GABLE/HIP 100

Roof Cover Interior Wall0305COMP SHNGL 100 DRYWALL 100

Interior Floop014CARPET 80

Interior Floop08SHT VINYL 20

Air Condition Heating Type0304CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame03100 2 100 02WOOD FRAME 100

Stories Units BUD8 Adjustme000 100 0 100 04DIST 01 100

Quality04Quality Level 04

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4048.00

TOTALS1,4041001,40491,222

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,404128.920090.24126.6972012201200028.0072.00

M/H 94+ - 100% - 0Heated Area: 1404HX Base YrBAS2012

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE91,222

TOTAL MARKET OB/XF VALUE6,182

TOTAL LAND VALUE - MARKET160,000

TOTAL MARKET VALUE257,404

SOH/AGL Deduction146,906

ASSESSED VALUE110,498

TOTAL EXEMPTION VALUEHX HB WX SL110,498

BASE TAXABLE VALUE0

TOTAL JUST VALUE257,404

INCOME VALUE0

PREVIOUS YEAR MKT VALUE189,494

PERMIT NUMDESCRIPTIONAMTISSUED

C125436C0 ISSUED011/19/2012

MHU5436MH009/03/2012

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / RSN CD SALE PRICE

0757/04144/17/1996QCUCI01100

GRANTOR:MCGREGOR THOMAS

GRANTEE:MCGREGOR LURLYNE &

0402/078910/01/1983WDUV6,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W52 S27 E52 N27\$.

EXTRA FEATURES

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

85110 CUNO CREEK DR, YULEE

LAND DESCRIPTION

TOTAL OB/XF6,182

REVIEW DATE07/11/2017BY SBX

Total Acres: 0.00Total Land Value: 160,000Market: 0Agricultural: 0Common: 160,000PRINTED 08/02/2023 BY SYS