LOT 25 R621601
IN OR 570 PG 472
WILSON NECK HILLS PB 4/62

LANG CARL J
85154 CUNO CREEK DR
YULEE, FL 32097

2023

43-2N-27-4642-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

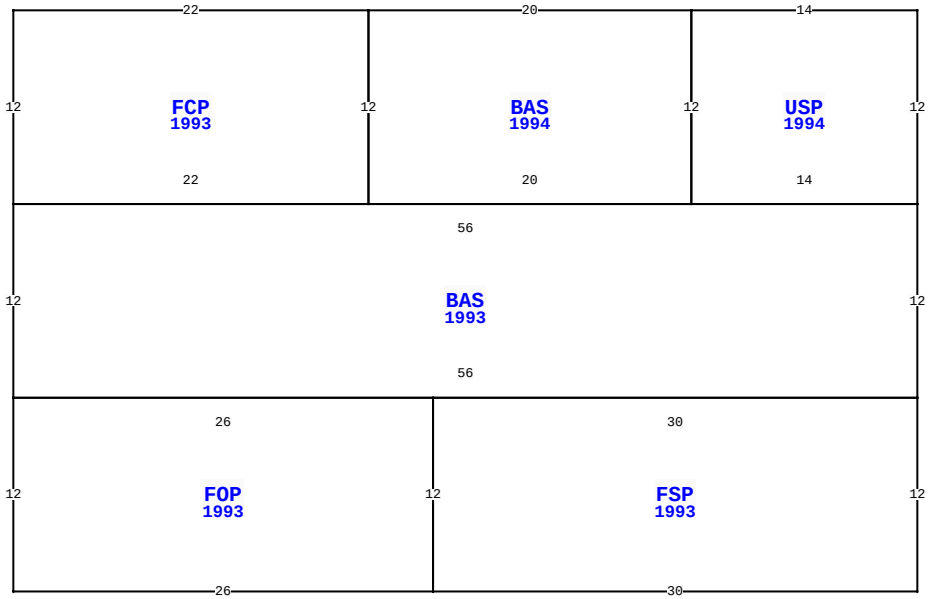
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	672	100	672	14,807
BAS	240	100	240	5,288
FCP	264	25	66	1,454
FOP	312	30	94	2,071
FSP	360	60	216	4,760
USP	168	50	84	1,851
TOTALS	2,016		1,372	30,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,372	113.0000	73.45	100,773	1969	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 912 HX Base Yr



85154 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		30,232
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		110,232
SOH/AGL Deduction		77,746
ASSESSED VALUE		32,486
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		2,486
TOTAL JUST VALUE		110,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 2380	CHNGE SRVC	0	01/01/1996
6213	REPAIR/RRF	9,000	01/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0570/0472	5/18/1989	WD	U	V	10	7,300
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: LANG CARL J						
0488/0730	5/01/1986	CD	U	V		7,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1994] W14 BAS=[YR=1994] W20 FCP=[YR=1993] W22 S12 BAS=[YR=1993] S12 FOP=[YR=1993] S12 E26 FSP=[YR=1993] E30 N12 W30 S12$ N12 W26$ E56 N12 W56$ E22 N12$ S12 E20 N12$ S12 E14 N12$.

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	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