LOT 27 IN OR 960 PG 941
1989 PINE DW/MH
WILSON NECK HILLS PB 4/62

YOUNG MARGERY A/RABER JAMIE M
85208 CUNO CREEK DRIVE
YULEE, FL 32097

2023

43-2N-27-4642-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

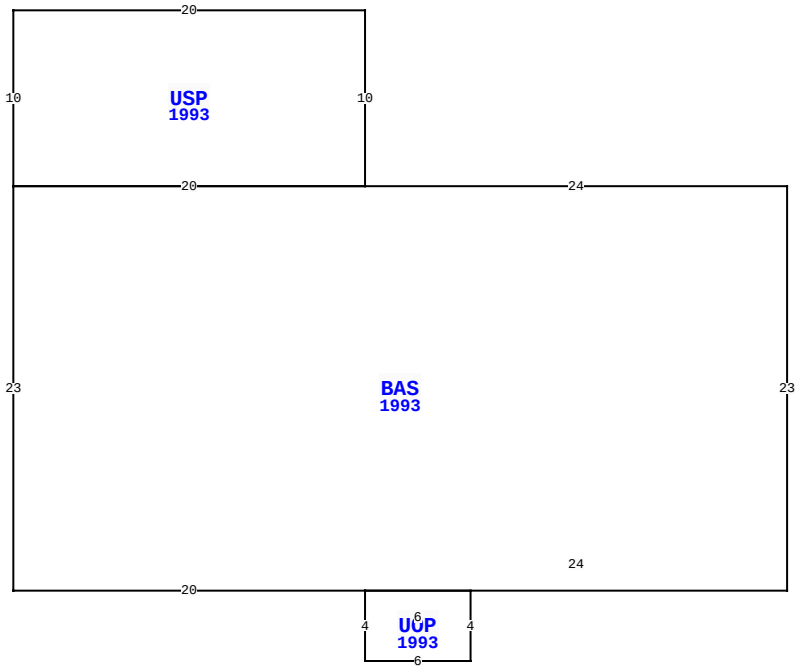
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	23,681
UOP	24	25	6	140
USP	200	50	100	2,340
TOTALS	1,236		1,118	26,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,118	120.0000	78.00	87,204	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1012 HX Base Yr



85208 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	26,161
TOTAL MARKET OB/XF VALUE	1,004
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	107,165
SOH/AGL Deduction	39,214
ASSESSED VALUE	67,951
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,951
TOTAL JUST VALUE	107,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R98-0887	REPAIR/RRF	0	06/01/1998
8666	ADDITION	10,530	02/11/1993
7613	MH MOVE-ON	24,000	12/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0960/0941	12/04/2000	WD	U	I	01	100
GRANTOR: YOUNG MARGERY A						
GRANTEE: YOUNG MARGERY A & J						
0586/0438	12/18/1989	WD	U	V		20,000
GRANTOR: AUTORE BURL & SANDRA						
GRANTEE: YOUNG MARGERY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 USP=[YR=1993] N10 W20 S10 E20$ W20 S23 E20
UOP=[YR=1993] S4 E6 N4 W6$ E24 N23$.

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
1	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1989	1989	3	20	257	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1996	1996	3	20	384	
3	0351	CARPORT MT	0	0	18	18	324.00	SF	5.60	5.60	100	1999	1999	3	20	363	

LAND DESCRIPTION

TOTAL OB/XF 1,004

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	0		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