LOT 28
IN OR 615 PG 549
R497762 & R497763

HALL HENRY K
85240 CUNO CREEK DRIVE
YULEE, FL 32097

2023

43-2N-27-4642-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

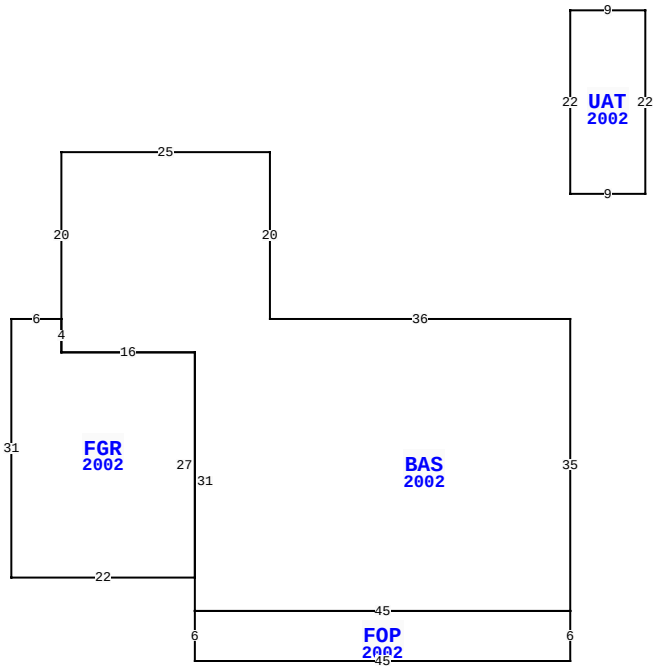
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2,139	187,724
FGR	618	55	340	29,839
FOP	270	30	81	7,109
UAT	198	10	20	1,755
TOTALS	3,225		2,580	226,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,580	114.4080	103.25	266,385	2002	2002	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 2139 HX Base Yr



85240 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		226,427
TOTAL MARKET OB/XF VALUE		13,624
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		320,051
SOH/AGL Deduction		149,871
ASSESSED VALUE		170,180
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,180
TOTAL JUST VALUE		320,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018781	NEW CONSTR	150,000	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0615/0549	12/27/1990	WD	Q	I		25,000
GRANTOR: HARDEE MARY E						
GRANTEE: HALL HENRY K						
0615/0548	12/27/1990	WD	Q	I		35,000
GRANTOR: HALL JAMES & DONNA						
GRANTEE: HARDEE MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 N20 W25 S20 FGR=[YR=2002] W6 S31 E22 N27 W16 N4 $ S4 E16 S31 FOP=[YR=2002] S6 E45 N6 W45$ E45 N35$ PTR=N15 UAT=[YR=2002] N22 E9 S22 W9$ S15$.

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	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20	100	2002	2002	3	83	2,659	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
6	0351	CARPORT MT	0	100	20	36	720.00	SF	20.00	20.00	100	2011	2011	3	55	7,920	

LAND DESCRIPTION

TOTAL OB/XF 13,624

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	000100	C	SFR	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 07/26/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS