

TRACT 14
WILSON NECK HILLS 2 UNR
2002 FLEE DW/MH

BROWN JOHN E JR L/E/
85063 CUNO CREEK DR
YULEE, FL 32097

2023

43-2N-27-4643-0014-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	05	AVERAGE 100	0800	02	1,404	123.2000	86.24	121,081	2002	2012	0	0	0	28.00	72.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2021													Heated Area: 1404										HX Base Yr 2021										
Roof Cover	12	MODULAR MT 100	27 52 27 52 BAS 2002																																	
Interior Wall	05	DRYWALL 100																																		
Interior Floo	14	CARPET 60																																		
Interior Floo	13	LVT/LAMNT 40																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		3 100																																		
Bathrooms		2 100																																		
Frame	02	WOOD FRAME 100																																		
Stories	0	0 100																																		
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	1,404	100	1,404	87,178																																
TOTALS			1,404	1,404	87,178																															
EXTRA FEATURES					85063 CUNO CREEK DR, YULEE										BLD DATE 11/06/2019 KKA XF DATE 11/06/2019 KKA LGL DATE 11/06/2019 KKA LAND DATE AG DATE																					
L N	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	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	2003	2003	3	84	1,572																				
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2003	2003	3	22	70																				
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2004	2004	3	24	1,440																				
LAND DESCRIPTION																											TOTAL OB/XF 3,082									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 11/06/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																				