

PEACOCK RONALD S
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall		30	VINYL 100							0800	02	480	133.1000	93.17	44,722	1995	1995	0	0	0	65.00	35.00											
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 0% - 0														Heated Area: 480 HX Base Yr									
Roof Cover		03	COMP SHNGL 100							40 12 BAS 2018 12 40																							
Interior Wall		04	PLYWOOD 100																														
Interior Floo		11	CLAY TILE 50																														
Interior Floo		14	CARPET 50																														
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		04	Quality Level 04																														
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			480		100		480		15,653																								
TOTALS			480				480		15,653																								
EXTRA FEATURES										85167 CUNO CREEK DR, YULEE																							
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		0752		USP			0	0	0	0	654.00		SF	15.00		15.00		100	2010	2010	3	64	6,278										
2		0940		SHEDS/PORT			0	0	16	15	240.00		SF	21.30		21.30		100	2010	2010	3	50	2,556										
3		0752		USP			0	0	15	8	120.00		SF	15.00		15.00		100	2010	2010	3	64	1,152										
4		0681		POLE SHED			0	0	15	8	120.00		SF	15.00		15.00		100	2010	2010	3	64	1,152										
5		0350		CARPORT WD			0	0	30	19	570.00		SF	13.00		13.00		100	2010	2010	3	50	3,705										
6		0350		CARPORT WD			0	0	30	12	360.00		SF	13.00		13.00		100	2010	2010	3	50	2,340										
7		0350		CARPORT WD			0	0	30	14	420.00		SF	13.00		13.00		100	2010	2010	3	50	2,730										