TRACT 20
IN OR 557 PG 1133
WILSON NECK HILLS 2 UNR

PEACOCK RONALD S
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2023

43-2N-27-4643-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85213 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	79,075
TOTAL MARKET VALUE	91,075
SOH/AGL Deduction	1,232
ASSESSED VALUE	89,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,843
TOTAL JUST VALUE	91,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971661	MH MOVE-ON	0	01/01/1997
94 1258	REMODEL	500	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0557/1133	11/30/1988	WD	Q	V		9,500

GRANTOR: SHEFFIELD ET AL

GRANTEE: PEACOCK RONALD S

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000116	C	SFR MARSH	0	0006	OR	0.00	0.00	0.79	AC		1.00	1.00	1.00	100,000.00	100,000.00	79,000							
2	009630	C	SWAMP	0			0.00	0.00	0.15	AC		1.00	1.00	1.00	500.00	500.00	75							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.94 Total Land Value: 79,075 Market: 0 Agricultural: 0 Common: 79,075 PRINTED 08/02/2023 BY SYS