

LOT 1
IN OR 565 PG 1273
CUNO CREEK SUB OF TRACT A

PEACOCK RONALD S
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2024

43-2N-27-4605-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

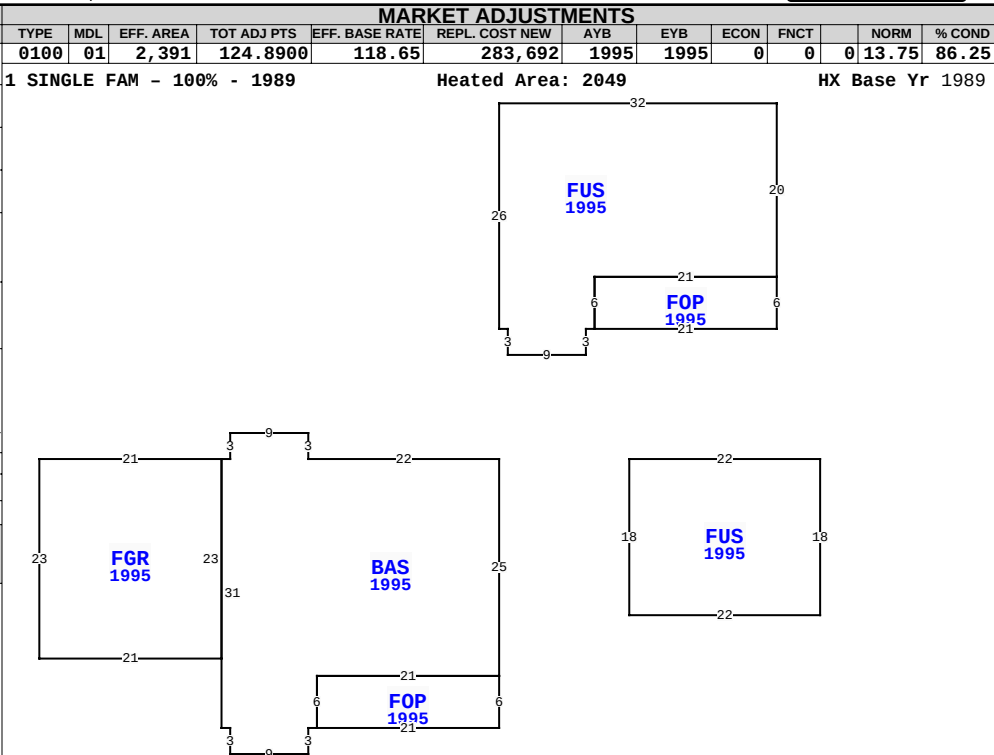
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	94,149
FGR	483	55	266	27,221
FOP	126	30	38	3,889
FOP	126	30	38	3,889
FUS	396	100	396	40,525
FUS	733	100	733	75,012

TOTALS	2,784		2,391	244,684
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	32	24	768.00	SF	23.45	23.45	100	1990
2	0825	BRICK	0 100	5	10	50.00	SF	12.50	12.50	100	1995
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995
4	1242	WD DECK A	0 100	12	14	168.00	SF	10.00	10.00	100	1995
5	1242	WD DECK A	0 100	6	16	96.00	SF	10.00	10.00	100	1995
6	0820	WOOD WALK	0 100	3	16	48.00	SF	11.75	11.75	100	1995
7	0812	CONCRETE C	0 100	0	0	2,468.00	SF	4.00	4.00	100	1995
8	0681	POLE SHED	0 100	54	40	2,160.00	SF	15.00	15.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.74	AC	
2	009630	C	SWAMP	100		OR	0.00	0.00	0.30	AC	



85261 CUNO CREEK DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		244,684	
TOTAL MARKET OB/XF VALUE		45,127	
TOTAL LAND VALUE - MARKET		174,150	
TOTAL MARKET VALUE		463,961	
SOH/AGL Deduction		240,327	
ASSESSED VALUE		223,634	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		173,634	
TOTAL JUST VALUE		463,961	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,946	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013620	ADDITION	20,000	09/07/2022
.	.	0	07/14/1999
9401335	NEW CONSTR	80,521	09/01/1994
6179	XFOB	12,956	12/27/1989
7376	MH MOVE-ON	7,000	07/12/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0565/1273	3/22/1989	WD	U	V	01
GRANTOR: PEACOCK & STOCKTON					
GRANTEE: PEACOCK RONALD & L					
0478/0275	1/01/1986	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1995] W22 N3 W9 S3 W1 FGR=[YR=1995] W21 S23 E21 N23\$ S31 E1 S3 E9 N3 E1 FOP=[YR=1995] E21 N6 W21S6\$ N6 E21 N25\$ PTR=N15 FUS=[YR=1995] E1 S3 E9 N3 E1 FOP=[YR=1995] E21 N6 W21 S6\$ N6 E21 N20 W32 S26\$ S15\$ PTR= E15 FUS=[YR=1995] E22 S18 W22 N18\$ W15\$.					