

LOT 3 IN OR 2055/1749
CUNO CREEK SUB OF TRACT A
OF WILSON NECK HILLS UNR

VICKERS KRISTINA M &/NABERS BENNIE R
85309 CUNO CREEK DR
YULEE, FL 32097

2024

43-2N-27-4605-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	1,822	159,904
FGR	552	55	304	26,680
FOP	24	30	7	615
FSP	60	40	24	2,106
STP	28	10	3	264
USP	572	30	172	15,095

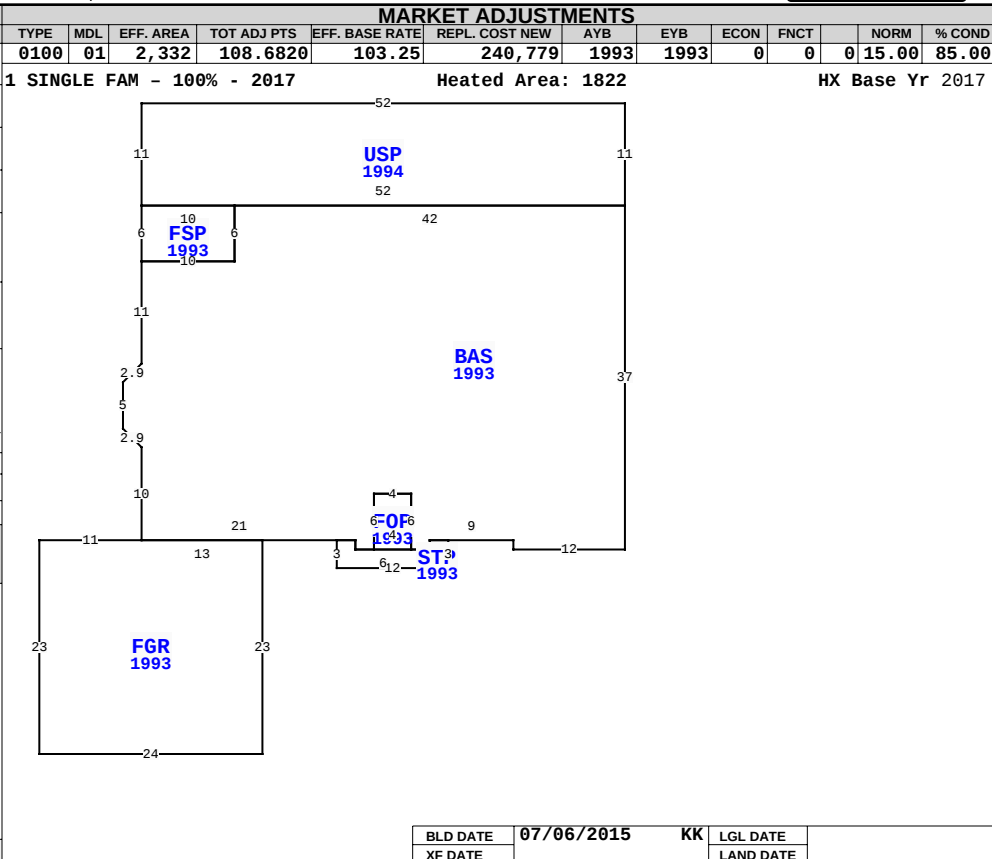
TOTALS	3,058		2,332	204,662
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EXTRA FEATURES

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	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	1984	1984	3	20	840	
2	0810	CONCRETE A	0 100	18	20	360.00	SF	6.50	6.50	100	1993	1993	3	66	1,544	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
4	0845	KOOL DECK	0 100	0	0	414.00	SF	7.25	7.25	100	1994	1994	3	68	2,041	
5	0861	POOL GUNIT	0 100	14	30	420.00	SF	85.00	85.00	100	1994	1994	3	20	7,140	
6	0812	CONCRETE C	0 100	0	0	2,793.00	SF	4.00	4.00	100	1995	1995	3	70	7,820	
7	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00	100	2010	2010	3	60	1,260	
8	0911	SCRN RM A	0 100	52	26	1,352.00	SF	17.50	17.50	100	2022	2022	3	97	22,950	
9	0351	CARPORT MT	0 100	30	14	420.00	SF	10.00	10.00	100	2022	2022	3	97	4,074	
10	0810	CONCRETE A	0 100	0	0	500.00	SF	6.50	6.50	100	2022	2022	3	100	3,250	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	100,000.00	100,000.00	218,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.40	AC		1.00	1.00	1.00	500.00	500.00	200							



85309 CUNO CREEK DR, YULEE

BLD DATE	07/06/2015	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				204,662				
TOTAL MARKET OB/XF VALUE				53,509				
TOTAL LAND VALUE - MARKET				218,200				
TOTAL MARKET VALUE				476,371				
SOH/AGL Deduction				139,146				
ASSESSED VALUE				337,225				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				287,225				
TOTAL JUST VALUE				476,371				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				468,608				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
22009034		ADDITION		0		06/13/2022		
94-00988		SWIM POOL		14,375		05/01/1994		
93-0302		NEW CONSTR		86,000		06/01/1993		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/1749		6/29/2016		WD	Q	I	01	320,000
GRANTOR:HORTON WANDA J								
GRANTEE:VICKERS KRISTINA M								
0648/1047		2/11/1992		WD	U	I	10	15,000
GRANTOR:PHILIPS ELISE ETAL								
GRANTEE:HORTON ROBT & WANDA								
BUILDING NOTES								
BUILDING DIMENSIONS								
USP=[YR=1994] W52 S11 FSP=[YR=1993] S6 BAS=[YR=1993] S11 L2 D2 S5 D2 R2 S10 FGR=[YR=1993] W11 S23 E24 N23 W13\$ E21 STP=[YR=1993] S3 E12 N3 W2 S1 W2 FOP=[YR=1993] N6 W4 S6 E4\$ W6 N1 W2\$ E2 S1 E2 N6 E4 S6 E2 N1 E9 S1 E12 N37 W42 S6 W10\$ E10 N6 W10\$ E52 N11\$.								