LOTS 48 & 49
WILSON NECK HILLS PB 4/62

CHANCEY DANIEL BEN JR
85326 CUNO CREEK DRIVE
YULEE, FL 32097

2024

43-2N-27-4642-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

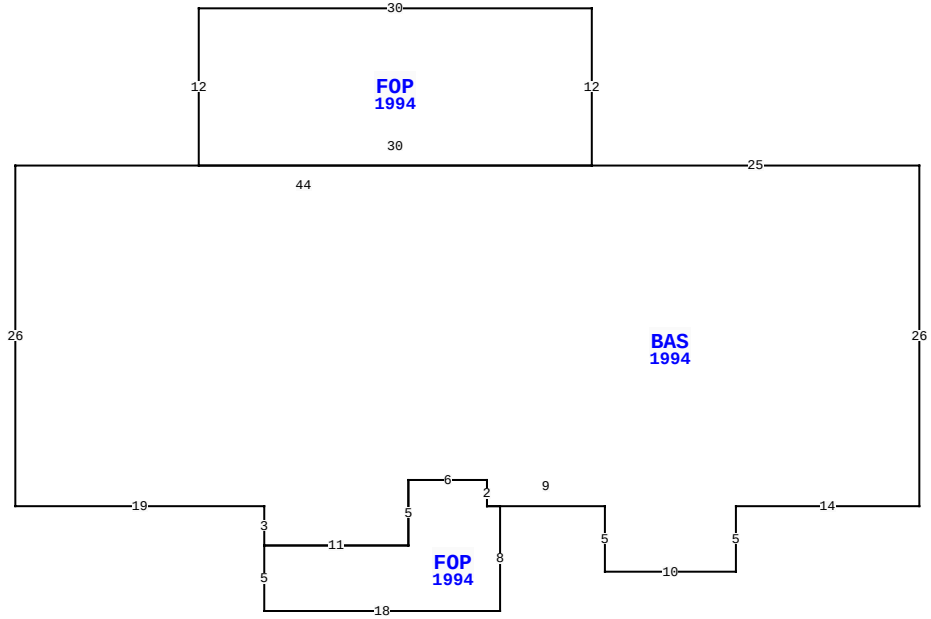
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,865	100	1,865	160,335
FOP	123	30	37	3,181
FOP	360	30	108	9,284
TOTALS	2,348		2,010	172,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	105.8400	100.55	202,106	1994	1994	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1865 HX Base Yr 2024



85326 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		172,801
TOTAL MARKET OB/XF VALUE		5,039
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		337,840
SOH/AGL Deduction		42,342
ASSESSED VALUE		295,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,498
TOTAL JUST VALUE		337,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/279	12/22/2023	WD	Q	I	01	375,000
GRANTOR: TOMLIN MARTHA V						
GRANTEE: CHANCEY DANIEL BEN						
2652/1299	7/08/2023	LE	U	I	11	100
GRANTOR: MAULE WILLIAM H						
GRANTEE: TOMLIN MARTHA V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W25 FOP=[YR=1994] N12 W30 S12 E30$ W44 S26 E19 S3 FOP=[YR=1994] S5 E18 N8 W1 N2 W6 S5 W11$E11 N5 E6 S2 E9 S5 E10 N5 E14 N26$.

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	0810	CONCRETE A	0	100	2	38	76.00	SF	6.50	6.50	100	1985	1985	3	47	232	
2	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1985	1985	3	20	1,498	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
4	0351	CARPORT MT	0	100	22	10	220.00	SF	6.70	6.70	100	1982	1982	3	20	295	
5	0810	CONCRETE A	0	100	40	2	80.00	SF	6.50	6.50	100	1994	1994	3	68	354	

LAND DESCRIPTION

TOTAL OB/XF 5,039

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	000100	C	SFR	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS