

BROWN JOHN E JR L/E/
85063 CUNO CREEK DR
YULEE, FL 32097

43-2N-27-4643-0014-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100GABLE/HIP 1001 M/H 94+ - 100% - 2021Roof Cover12MODULAR MT 100Interior Wall05DRYWALL 100Interior Floo14CARPET 60Interior Floo13LVT/LAMNT 40Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100BedroomsBathroomsFrame02WOOD FRAME 100StoriesUnits001000100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00BAS1,4041001,40490,811TOTALS1,4041,40490,811EXTRA FEATURES85063 CUNO CREEK DR, YULEE

MARKEADJUSTMENTS

TYPETOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORMCOND0800021,404123.200092.40129,7302002201200030.0070.00Heated Area: 1404HX Base Yr 2021BAS2002

NASSAU COUNTY PROPERTY

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VALUATION SUMMARYSTANDARDTax Group: 4Tax Dist:BUILDMARKET VALUE90,811TOTALEMPT MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTASSED MARKET VALUESOH/AGL DeductionASSESSMENT VALUEINCOME TAX VALUEBASE TAXABLE VALUEHXTOTAL JUST VALUECONCESSION VALUEINCOME TAX PREVIOUS YEAR MKT VALUE170,260SALES DATAOFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCDSALE PRICE2428/18231/28/2021LEUII11100GRANTORBROWN JOHN E JRGRANTEEBROWNRBERT JASON2410/128111/20/2020WDQII01162,000GRANTORBZZELL ANN JGRANTEEBROWN JOHN E JRBUILDING NOTESBUILDING DIMENSIONS BAS=[YR=2002] W52 S27 E52 N27\$.LAND DESCRIPTIONTOTAL OBTOTAL2,941LRSECODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHF ACT% CONDDTTADJTUNIT PRICEDJTUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESTAXPENSITENSITYDECLFRZYRCNSRV1000102CSFR/MH100ORD0.000.001.00LT1.001.001.0080,000.0080,000.0080,000REVIEW DATE11/06/2019BYKKATotal Acres: 0.00Total Land Value: 80,000Market: 0Agricltural: 0Common: 80,000PRINTED 08/06/2024 BY SYS