TRACT 17
PT OR 979/1841
WILSON NECK HILLS 2 UNR

PEACOCK RONALD S
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2024

43-2N-27-4643-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

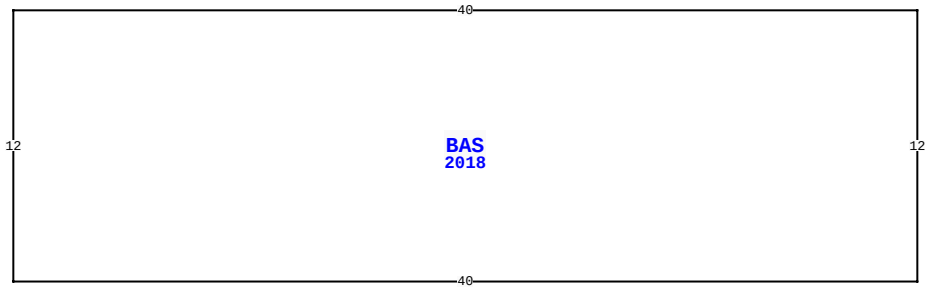
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	14,374
TOTALS	480		480	14,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	480	133.1000	99.82	47,914	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 480 HX Base Yr



85167 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	14,374
TOTAL MARKET OB/XF VALUE	18,244
TOTAL LAND VALUE - MARKET	144,195
TOTAL MARKET VALUE	176,813
SOH/AGL Deduction	44,689
ASSESSED VALUE	132,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,124
TOTAL JUST VALUE	176,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5232	CO ISSUED	0	11/01/2009
MHU5232	MH MOVE-ON	0	11/01/2009
M14936	H/AC	0	11/01/2009
P14014	OTHER	0	11/01/2009
MH013628	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0979/1841	4/06/2001	WD	U	I	09	50,000
GRANTOR: SMITH JOE D & ANDRA J						
GRANTEE: PEACOCK RONALD & LI						
0679/0276	4/19/1993	WD	U	V	10	20,800
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: SMITH JOE & ANDRA						

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	0752	USP	0	0	0	0	654.00	SF	15.00	15.00	100	2010	2010	3	60	5,886	
2	0940	SHEDS/PORT	0	0	16	15	240.00	SF	21.30	21.30	100	2010	2010	3	45	2,300	
3	0752	USP	0	0	15	8	120.00	SF	15.00	15.00	100	2010	2010	3	60	1,080	
4	0681	POLE SHED	0	0	15	8	120.00	SF	15.00	15.00	100	2010	2010	3	60	1,080	
5	0350	CARPORT WD	0	0	30	19	570.00	SF	13.00	13.00	100	2010	2010	3	45	3,335	
6	0350	CARPORT WD	0	0	30	12	360.00	SF	13.00	13.00	100	2010	2010	3	45	2,106	
7	0350	CARPORT WD	0	0	30	14	420.00	SF	13.00	13.00	100	2010	2010	3	45	2,457	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S12 E40 N12$.

LAND DESCRIPTION

TOTAL OB/XF 18,244

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	1.44	AC		1.00	1.00	1.00	100,000.00	100,000.00	144,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.39	AC		1.00	1.00	1.00	500.00	500.00	195							

REVIEW DATE 03/02/2021 BY NWA Total Acres: 1.83 Total Land Value: 144,195 Market: 0 Agricultural: 0 Common: 144,195 PRINTED 08/06/2024 BY SYS