

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

PEACOCK RONALD S
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2025

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

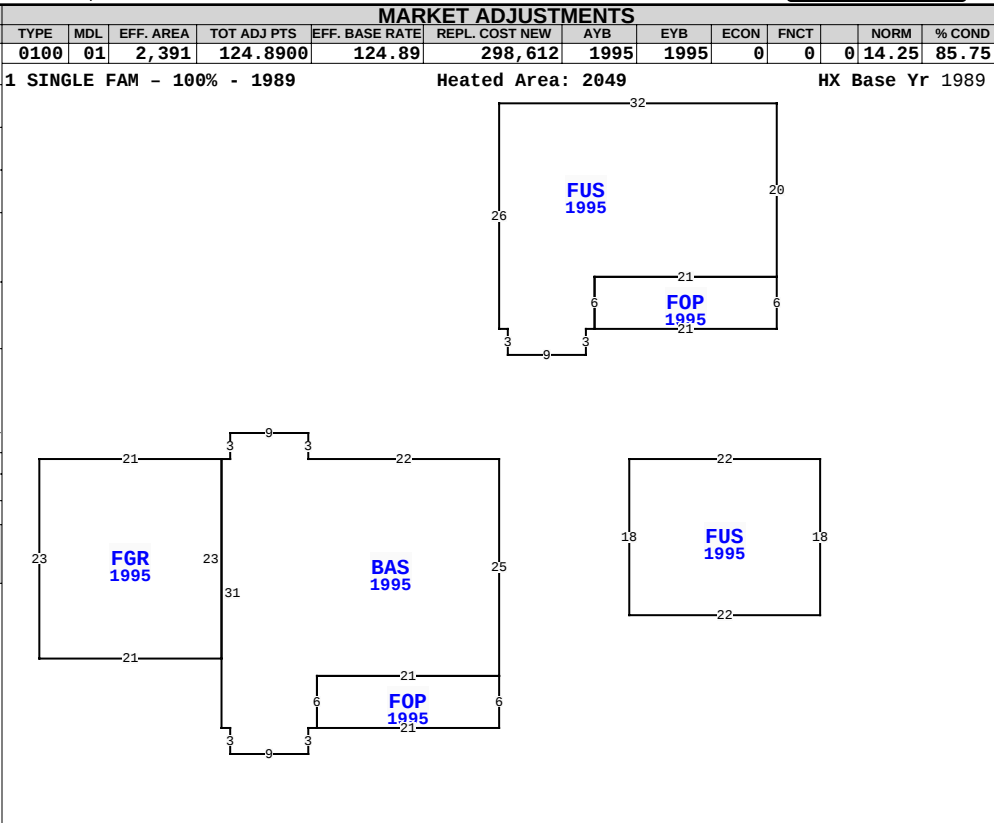
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	1995	920	98,526
FGR	483	55	1995	266	28,487
FOP	126	30	1995	38	4,070
FOP	126	30	1995	38	4,070
FUS	396	100	1995	396	42,409
FUS	733	100	1995	733	78,499

TOTALS	2,784			2,391	256,060
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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
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	RES MARSH	100		OR	0.00	0.00	1.74	AC	
2	009630	C	SWAMP	100		OR	0.00	0.00	0.30	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
43,932											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
256,060											
TOTAL MARKET OB/XF VALUE											
43,932											
TOTAL LAND VALUE - MARKET											
235,050											
TOTAL MARKET VALUE											
535,042											
SOH/AGL Deduction											
304,923											
ASSESSED VALUE											
230,119											
TOTAL EXEMPTION VALUE											
HX HB											
50,722											
BASE TAXABLE VALUE											
179,397											
TOTAL JUST VALUE											
535,042											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
463,961											

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	SALE PRICE	
0565/1273	3/22/1989	WD	Q	V	01	100	
GRANTOR: PEACOCK & STOCKTON							
GRANTEE: PEACOCK RONALD & L							
0478/0275	1/01/1986	WD	Q	V		19,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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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\$.											