LOT 2
IN OR 2682/1858
CUNO CREEK SUB OF TRACT A

BASS CONNIE J JR
85649 HADDOCK RD
YULEE, FL 32097

2025

43-2N-27-4605-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

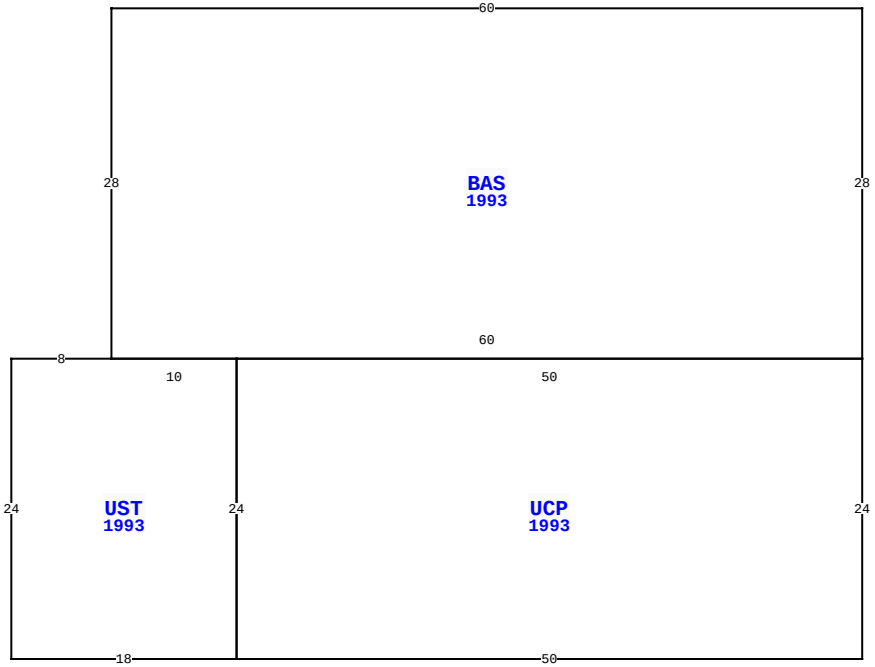
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,680	100	1993	1,680	49,594
UCP	1,200	20	1993	240	7,085
UST	432	55	1993	238	7,026
TOTALS	3,312			2,158	63,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,158	123.0000	98.40	212,347	1983	2003	0	20	0	50.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1680 HX Base Yr



BLD DATE	05/09/2008 KJ	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

85279 CUNO CREEK DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	63,704
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	221,550
TOTAL MARKET VALUE	285,254
SOH/AGL Deduction	39,286
ASSESSED VALUE	245,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,968
TOTAL JUST VALUE	285,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6305	REPAIR/RRF	4,500	02/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1858	12/06/2023	WD	Q	I	01	279,000
GRANTOR: JONES DARIANN & JOSHU						
GRANTEE: BASS CONNIE J JR						
2472/1820	6/14/2021	WD	Q	I	01	198,000
GRANTOR: PEACOCK RONALD S						
GRANTEE: JONES DARIANN & JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 UST=[YR=1993] W8 S24 E18 UCP=[YR=1993] E50 N24 W50 S24$ N24 W10$E60 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES MARSH	0		OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	135,000.00	135,000.00	221,400							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.30	AC		1.00	1.00	1.00	500.00	500.00	150							

REVIEW DATE 11/15/2019 BY TWA Total Acres: 1.94 Total Land Value: 221,550 Market: 0 Agricultural: 0 Common: 221,550 PRINTED 07/30/2025 BY SYS