

LOT 5 R360011
IN OR 1123/162
ESMT PT OR 1121/404

GILLIS MARK D & DANA L
85349 CUNO CREEK DRIVE
YULEE, FL 32097

2025

43-2N-27-4605-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1993	1,384	130,688
BAS	364	100	2003	364	34,372
FGR	436	55	2003	240	22,663
FOP	48	30	1993	14	1,322
TOTALS	2,232			2,002	189,044

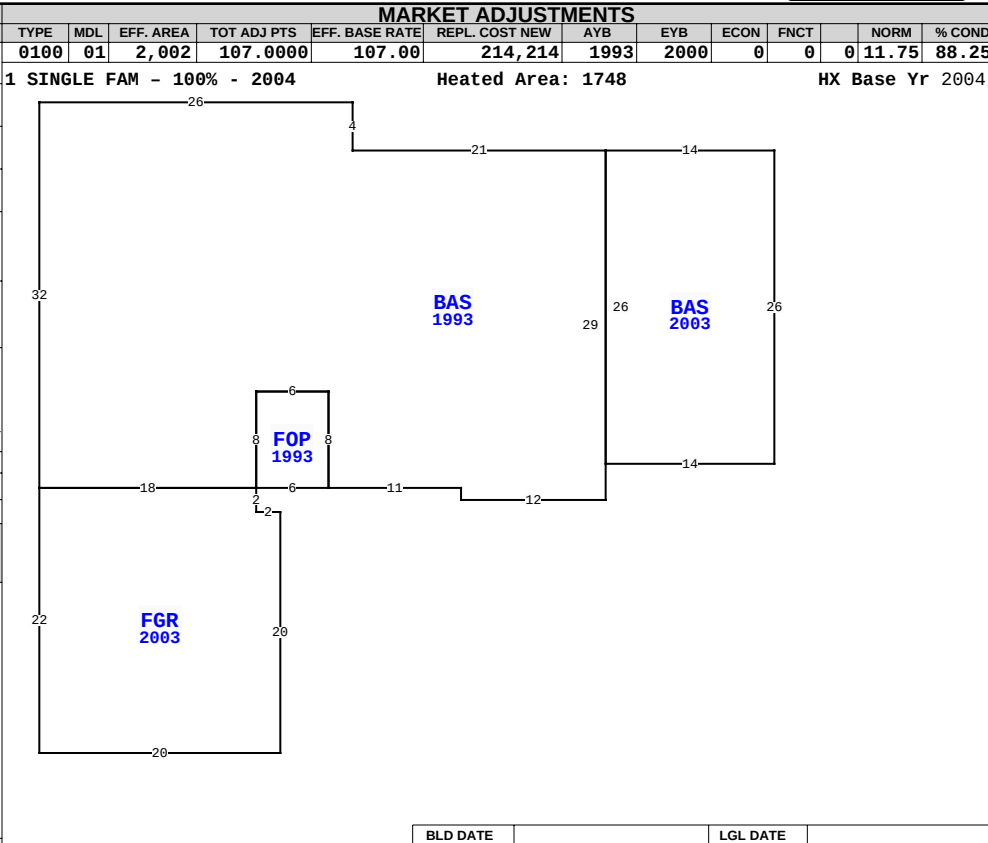
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W

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
1	0810	CONCRETE A	0	100	0 0	460.00	SF	6.50	6.50	100	1993	1993	3	64	1,914	
2	0500	FP-PRE FAB	0	100	0 0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0940	SHEDS/PORT	0	100	8 10	80.00	SF	20.10	20.10	100	1992	1992	3	20	322	
4	0910	SCRN RM L	0	100	26 12	312.00	SF	15.00	15.00	100	2000	2000	3	20	936	
5	1126	CB/STC 8"	0	100	0 0	1,234.00	SF	8.00	8.00	100	2003	2003	3	82	8,095	
6	0092	AUTO GATE	0	100	0 0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	20	700	
7	0351	CARPORT MT	0	100	40 20	800.00	SF	10.00	10.00	100	2007	2007	3	27	2,160	
8	0681	POLE SHED	0	100	9 9	81.00	SF	15.00	15.00	100	2007	2007	3	44	535	
9	0351	CARPORT MT	0	100	30 24	720.00	SF	10.00	10.00	100	2007	2007	3	27	1,944	

LAND DESCRIPTION																TOTAL OB/XF	19,126
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

1	000116	C	RES MARSH	100		OR	0.00	0.00	2.21	AC		1.00	1.00	1.00	135,000.00	135,000.00	298,350

REVIEW DATE	01/27/2020	BY	KKA	Total Acres:	2.21	Total Land Value:	298,350	Market:	0	Agricultural:	0	Common:	298,350	PRINTED 07/30/2025 BY	SYS
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85349 CUNO CREEK DR, YULEE	BLD DATE		LGL DATE	05/08/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY																PAGE 1 of 1	4
VALUATION SUMMARY																	

VALUATION BY		STANDARD															
Tax Group: 4		Tax Dist:															
BUILDING MARKET VALUE		189,044															
TOTAL MARKET OB/XF VALUE		19,126															
TOTAL LAND VALUE - MARKET		298,350															
TOTAL MARKET VALUE		506,520															
SOH/AGL Deduction		264,306															
ASSESSED VALUE		242,214															
TOTAL EXEMPTION VALUE		50,722															
BASE TAXABLE VALUE		191,492															
TOTAL JUST VALUE		506,520															
NCON VALUE		0															
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE		421,654															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19536	CARPORT	6,951	02/01/2007
8584	NEW CONSTR	50,610	12/29/1992
7611	MH MOVE-ON	17,000	12/29/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

1123/0162	3/20/2003	WD	Q	I		210,000	
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GRANTOR: HALLMARK HOMES INC

GRANTEE: GILLIS MARK D & DAN

0971/1829	2/22/2001	WD	Q	I		125,000	
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GRANTOR: BURRELL KIM J

GRANTEE: HALLMARK HOMES INC

BUILDING NOTES							
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BUILDING DIMENSIONS							
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BAS=[YR=2003] W14 BAS=[YR=1993] W21 N4 W26 S32 FGR=[YR=2003] S22 E20 N20 W2 N2 W18\$ E18 FOP=[YR=1993] E6 N8 W6 S8\$ N8 E6 S8 E11 S1 E12 N29\$ S26 E14 N26\$.