LOT 27 IN OR 960 PG 941
1989 PINE DW/MH
WILSON NECK HILLS PB 4/62

YOUNG MARGERY A/RABER JAMIE M
85208 CUNO CREEK DRIVE
YULEE, FL 32097

2025

43-2N-27-4642-0027-0000

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	08	SHT VINYL 100
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
Quality	03	Quality Level 03

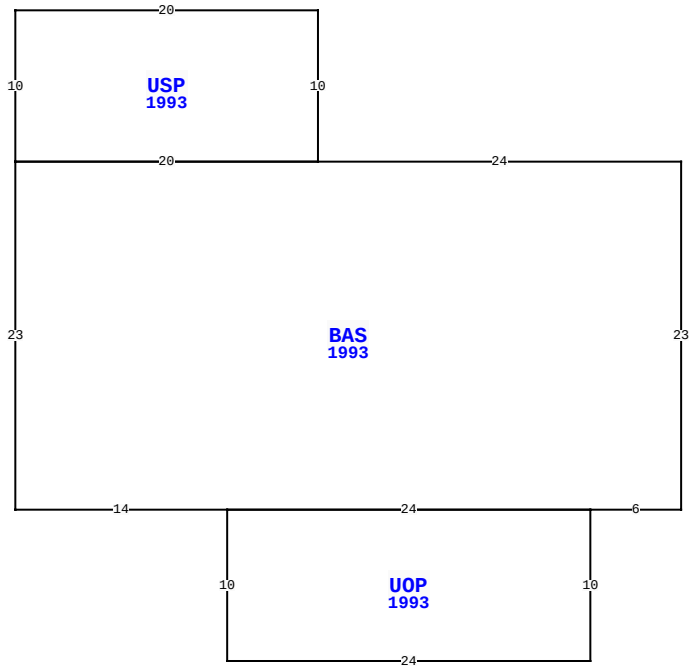
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1993	1,012	29,146
UOP	240	25	1993	60	1,728
USP	200	50	1993	100	2,880
TOTALS	1,452			1,172	33,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,172	120.0000	96.00	112,512	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1012 HX Base Yr



85208 CUNO CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,754
TOTAL MARKET OB/XF VALUE	363
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	119,117
SOH/AGL Deduction	36,896
ASSESSED VALUE	82,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,221
TOTAL JUST VALUE	119,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R98-0887	REPAIR/RRF	0	06/01/1998
8666	ADDITION	10,530	02/11/1993
7613	MH MOVE-ON	24,000	12/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0960/0941	12/04/2000	WD	Q	I	01	100
GRANTOR: YOUNG MARGERY A						
GRANTEE: YOUNG MARGERY A & J						
0586/0438	12/18/1989	WD	U	V		20,000
GRANTOR: AUTORE BURL & SANDRA						
GRANTEE: YOUNG MARGERY A						

BUILDING NOTES

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
3	0351	CARPORT MT	0	0	18	18	324.00	SF	5.60	5.60	100	1999	1999	3	20	363	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 W20 S23 E14 E24 E6 N23 $
USP=[YR=1993;ORIG=-24,0] N10 W20 S10 E20 $
UOP=[YR=1993;ORIG=-30,23] S10 E24 N10 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 363

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	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS