LOT 28
IN OR 615 PG 549
R497762 & R497763

HALL HENRY K
85240 CUNO CREEK DRIVE
YULEE, FL 32097

**2025**

**43-2N-27-4642-0028-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

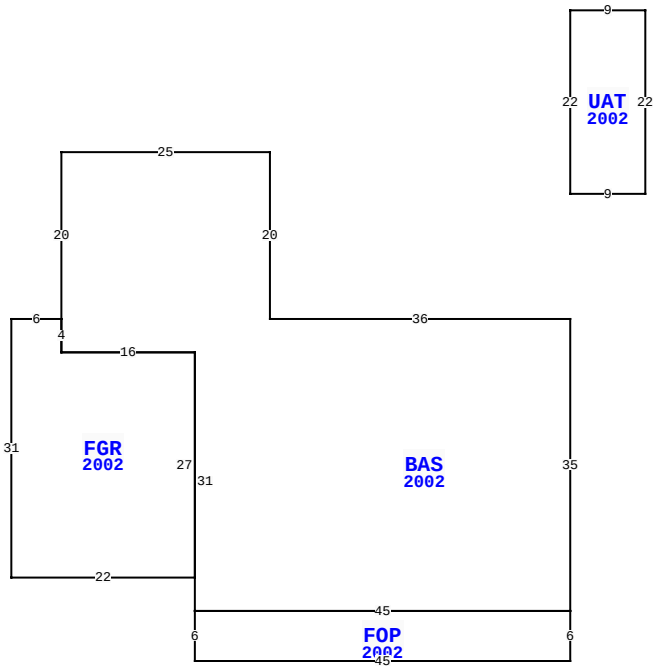
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 2,139 | 100 | 2002 | 2,139 | 244,048 |
| FGR | 618 | 55 | 2002 | 340 | 38,792 |
| FOP | 270 | 30 | 2002 | 81 | 9,242 |
| UAT | 198 | 10 | 2002 | 20 | 2,282 |
| TOTALS | 3,225 | | | 2,580 | 294,363 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,580 | 103.5120 | 136.64 | 352,531 | 2002 | 2002 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SNGL FAM – 100% - 0 Heated Area: 2139 HX Base Yr




85240 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 | | 294,363 |
| TOTAL MARKET OB/XF VALUE | | 12,018 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 391,381 |
| SOH/AGL Deduction | | 211,013 |
| ASSESSED VALUE | | 180,368 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 129,646 |
| TOTAL JUST VALUE | | 391,381 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 329,091 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B018781 | NEW CONSTR | 150,000 | 09/01/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0615/0549 | 12/27/1990 | WD | Q | I | | 25,000 |
| GRANTOR: HARDEE MARY E | | | | | | |
| GRANTEE: HALL HENRY K | | | | | | |
| 0615/0548 | 12/27/1990 | WD | Q | I | | 35,000 |
| GRANTOR: HALL JAMES & DONNA | | | | | | |
| GRANTEE: HARDEE MARY E | | | | | | |

### 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 616.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 80 | 2,563 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 85 | 2,975 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 20 | 36 | 720.00 | SF | 20.00 | 20.00 | 100 | 2011 | 2011 | 3 | 45 | 6,480 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2002] W36 N20 W25 S20 FGR=[YR=2002] W6 S31 E22 N27 W16 N4 $ S4 E16 S31 FOP=[YR=2002] S6 E45 N6 W45$ E45 N35$ PTR=N15 UAT=[YR=2002] N22 E9 S22 W9$ S15$ .

### LAND DESCRIPTION

TOTAL OB/XF 12,018

| 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 | 100 | | 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