



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	05	Quality Level 05
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	1,858	100	1994	1,858	185,236
FOP	152	30	1994	46	4,586
FSP	360	40	1994	144	14,357
TOTALS	2,370			2,048	204,178

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,048	117.2864	117.29	240,210	1994	1994	0	0	0	15.00	85.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 1858 HX Base Yr 2024													
85326 CUNO CREEK DR, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU													

TOTAL OB/XF 7,390													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2025	2024

TOTAL OB/XF 7,390													
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
1	000100	C	RES	100		OR	0.00	0.00	2.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		222,073	
TOTAL MARKET OB/XF VALUE		7,390	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		399,463	
SOH/AGL Deduction		90,596	
ASSESSED VALUE		308,867	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		258,145	
TOTAL JUST VALUE		399,463	
NCON VALUE		4,800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2688/279	12/22/2023	WD	Q	I	01	375,000	
GRANTOR: TOMLIN MARTHA V							
GRANTEE: CHANCEY DANIEL BEN							
2652/1299	7/08/2023	LE	U	I	11	100	
GRANTOR: MAULE WILLIAM H							
GRANTEE: TOMLIN MARTHA V							

BUILDING NOTES													
BAS=[YR=1994;ORIG=0,0] W25 W30 W14 S26 E19 S2 D2R2 E7 U2R2 N4 E6 S2 E1 E8 S2 D2R2 E6 U2R2 N2 E14 N26 \$													
FSP=[YR=1994;ORIG=-25,0] N12 W30 S12 E30 \$													
FOP=[YR=1994;ORIG=-50,28] S8 E18 N10 W1 N2 W6 S4 D2L2 W7 U2L2 \$													
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