TRACT 14
WILSON NECK HILLS 2 UNR
2002 FLEE DW/MH

BROWN JOHN E JR L/E/
85063 CUNO CREEK DR
YULEE, FL 32097

2025

43-2N-27-4643-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

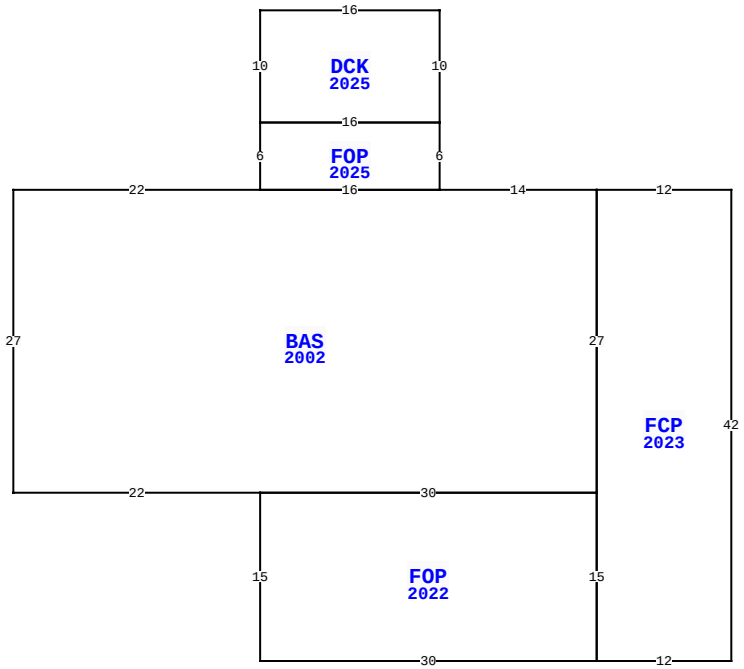
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,404	100	2002	1,404	99,978
DCK	160	15	2025	24	1,709
FCP	504	25	2023	126	8,973
FOP	450	30	2022	135	9,613
FOP	96	30	2025	29	2,065
TOTALS	2,614			1,718	122,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,718	123.2000	104.72	179,909	2002	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



85063 CUNO CREEK DR, YULEE

BLD DATE	11/06/2019	KKA	LGL DATE	
XF DATE	11/06/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,338
TOTAL MARKET OB/XF VALUE		1,599
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		208,937
SOH/AGL Deduction		48,968
ASSESSED VALUE		159,969
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		59,247
TOTAL JUST VALUE		208,937
NCON VALUE		22,360
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034077	MH MOVE-ON	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1823	1/28/2021	LE	U	I	11	100
GRANTOR: BROWN JOHN E JR						
GRANTEE: BROWN ROBERT JASON						
2410/1281	11/20/2020	WD	Q	I	01	162,000
GRANTOR: BAZZELL ANN J						
GRANTEE: BROWN JOHN E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W14 W16 W22 S27 E22 E30 N27 $
FOP=[YR=2022;ORIG=-30,27] E30 S15 W30 N15 $
FCP=[YR=2023;ORIG=0,0] E12 S42 W12 N15 N27 $
FOP=[YR=2025;ORIG=-14,0] W16 N6 E16 S6 $
DCK=[YR=2025;ORIG=-30,-6] E16 N10 W16 S10 $
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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	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	2003	2003	3	82	1,535	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2003	2003	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 1,599

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 11/06/2019 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS