TRACT 15
IN OR 1185/1151
WILSON NECK HILLS 2 UNR

JANSEN JOHN J JR
85093 CUNO CREEK DR
YULEE, FL 32097-4271

2025

43-2N-27-4643-0015-0000

BUILDING CHARACTERISTICS

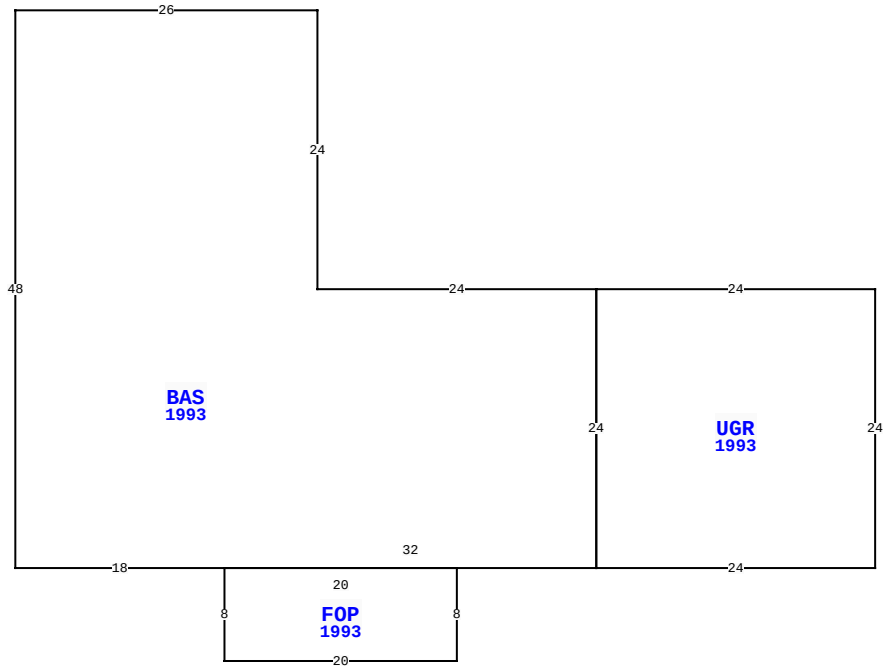
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,824	100	1993	1,824	162,409
FOP	160	30	1993	48	4,274
UGR	576	45	1993	259	23,061
TOTALS	2,560			2,131	189,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	106.0000	106.00	225,886	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1824 HX Base Yr 2004



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

85093 CUNO CREEK DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,744
TOTAL MARKET OB/XF VALUE		660
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		275,404
SOH/AGL Deduction		142,478
ASSESSED VALUE		132,926
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		77,204
TOTAL JUST VALUE		275,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3013	NEW CONSTR	0	04/20/1988
4944	NEW CONSTR	1,100	04/07/1988
4155	NEW CONSTR	61,600	06/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/1151	10/31/2003	WD	Q	I		130,000
GRANTOR: CASTILLEJA VICTOR G &						
GRANTEE: JANSEN JOHN J JR &						
0685/0383	7/21/1993	WD	U	I	09	102,000
GRANTOR: TARPLEY ROBERT N						
GRANTEE: CASTILLEJA VICTOR						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W24 N24 W26 S48 E18
FOP=[YR=1993] S8 E20 N8 W20 $ E32 N24 $ S24 E24 N24 $.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1986	1986	3	20	322	
2	0810	CONCRETE A	0	100	4	25	100.00	SF	6.50	6.50	100	1988	1988	3	52	338	

LAND DESCRIPTION

TOTAL OB/XF 660

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 11/21/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS