

TRACT 17
PT OR 979/1841
WILSON NECK HILLS 2 UNR

PEACOCK RONALD S
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2025

43-2N-27-4643-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04
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	480	100	2018	480	16,292
TOTALS	480			480	16,292

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0752	USP	0	0	0	0	654.00	SF	15.00		
2	0940	SHEDS/PORT	0	0	16	15	240.00	SF	21.30		
3	0752	USP	0	0	15	8	120.00	SF	15.00		
4	0681	POLE SHED	0	0	15	8	120.00	SF	15.00		
5	0350	CARPORT WD	0	0	30	19	570.00	SF	13.00		
6	0350	CARPORT WD	0	0	30	12	360.00	SF	13.00		
7	0350	CARPORT WD	0	0	30	14	420.00	SF	13.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	RES MARSH	0	0006	OR	0.00	0.00	1.44	AC	
2	009630	C	SWAMP	0		OR	0.00	0.00	0.39	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	480	133.1000	113.14	54,307	1995	1995	0	0	70.00	30.00
1 M/H 94+ - 0% - 0											
Heated Area: 480 HX Base Yr											
BAS 2018											
85167 CUNO CREEK DR, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/08/2025 MLU											

TOTAL OB/XF											
16,575											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
16,292											
TOTAL MARKET OB/XF VALUE											
16,575											
TOTAL LAND VALUE - MARKET											
194,595											
TOTAL MARKET VALUE											
227,462											
SOH/AGL Deduction											
82,126											
ASSESSED VALUE											
145,336											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
145,336											
TOTAL JUST VALUE											
227,462											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
176,813											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5232	CO ISSUED	0	11/01/2009
MHU5232	MH MOVE-ON	0	11/01/2009
M14936	H/AC	0	11/01/2009
P14014	OTHER	0	11/01/2009
MH013628	MH MOVE-ON	0	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0979/1841	4/06/2001	WD	U	I	09	50,000
GRANTOR:SMITH JOE D & ANDRA J						
GRANTEE:PEACOCK RONALD & LI						
0679/0276	4/19/1993	WD	U	V	10	20,800
GRANTOR:PHILIPS ELISE ETAL						
GRANTEE:SMITH JOE & ANDRA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W40 S12 E40 N12\$.											