TRACT 18
PT OR 979/1841
1988 OMNI SW/MH

PEACOCK RONALD S
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2025

43-2N-27-4643-0018-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

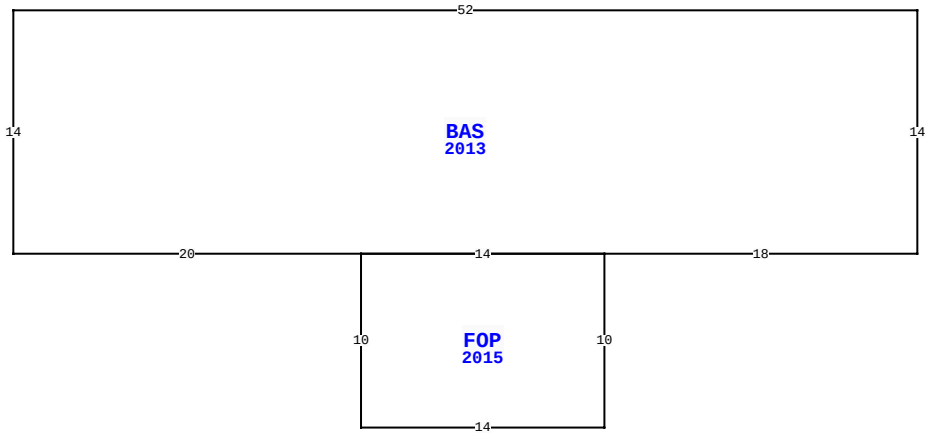
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2013	728	20,058
FOP	140	30	2015	42	1,157
TOTALS	868			770	21,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	770	114.8000	91.84	70,717	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



85181 CUNO CREEK DR, YULEE

BLD DATE	11/06/2019	KKA	LGL DATE	
XF DATE	11/06/2019	KKA	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,215
TOTAL MARKET OB/XF VALUE	3,677
TOTAL LAND VALUE - MARKET	152,850
TOTAL MARKET VALUE	177,742
SOH/AGL Deduction	50,187
ASSESSED VALUE	127,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,555
TOTAL JUST VALUE	177,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327500	ADDITION	9,140	07/01/2013
MH135469	CO ISSUED	0	04/12/2013
MH135469	MH MOVE-ON	0	03/01/2013

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

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W52 S14 E20 E14 E18 N14 $
FOP=[YR=2015;ORIG=-18,14] W14 S10 E14 N10 $
.

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	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2013	2013	3	55	1,980	
2	0350	CARPORT WD	0	0	15	8	120.00	SF	13.00	13.00	100	2015	2015	3	65	1,014	
3	1242	WD DECK A	0	0	21	5	105.00	SF	10.00	10.00	100	2015	2015	3	65	683	

LAND DESCRIPTION

TOTAL OB/XF 3,677

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	000116	C	RES MARSH	0	0006	OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	135,000.00	135,000.00	152,550							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.60	AC		1.00	1.00	1.00	500.00	500.00	300							

REVIEW DATE 11/06/2019 BY KKA Total Acres: 1.73 Total Land Value: 152,850 Market: 0 Agricultural: 0 Common: 152,850 PRINTED 07/30/2025 BY SYS