TRACT 19 1985 EAST SW/MH
IN OR 805/1846
WILSON NECK HILLS 2 UNR

PEACOCK RONALD S
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2025

43-2N-27-4643-0019-0000

BUILDING CHARACTERISTICS

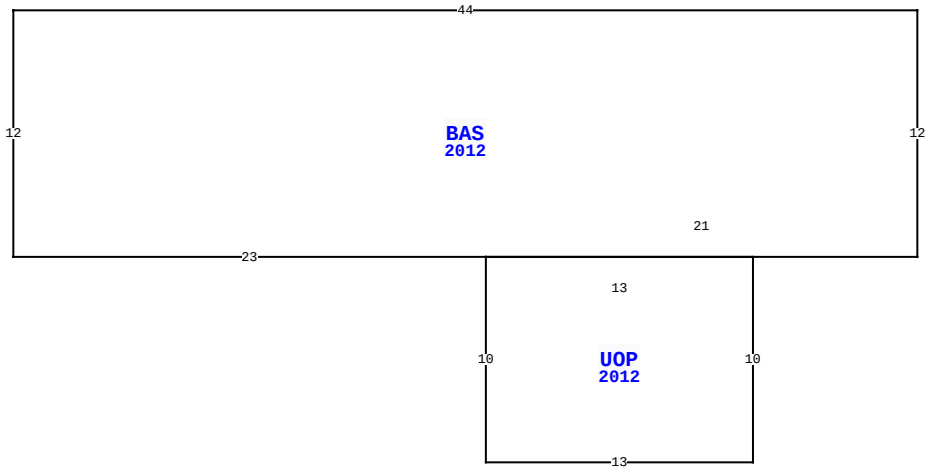
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Units		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	528	100	2012	528	14,066
UOP	130	25	2012	32	853
TOTALS	658			560	14,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	560	111.0000	88.80	49,728	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 528 HX Base Yr



85195 CUNO CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,918
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,230
TOTAL MARKET VALUE	112,148
SOH/AGL Deduction	18,039
ASSESSED VALUE	94,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,109
TOTAL JUST VALUE	112,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,554

ALSO OWNS LOT 20

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5379	CO ISSUED	0	01/04/2012
M16749	H/AC	0	12/01/2011
P15038	NEW CONSTR	0	10/01/2011
MH982290	MH MOVE-ON	0	07/09/1998
95-849	MH MOVE-ON	0	03/01/1995
6134	CHNGE SRVC	150	08/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0805/1846	9/10/1997	WD	Q	I		30,000
GRANTOR: GILLESPIE JOHNNY C &						
GRANTEE: PEACOCK RONALD S &						
0720/0956	12/21/1994	WD	Q	I		25,000
GRANTOR: WILSON TWILA ELAINE						
GRANTEE: GILLESPIE JOHNNY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W44 S12 E23 UOP=[YR=2012] S10 E13 N10 W13 $ E21 N12 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.72	AC		1.00	1.00	1.00	135,000.00	135,000.00	97,200							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.06	AC		1.00	1.00	1.00	500.00	500.00	30							

REVIEW DATE 06/17/2025 BY KWX Total Acres: 0.78 Total Land Value: 97,230 Market: 0 Agricultural: 0 Common: 97,230 PRINTED 07/30/2025 BY SYS