LOT 1
IN OR 565 PG 1273
CUNO CREEK SUB OF TRACT A

PEACOCK RONALD S
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2026

43-2N-27-4605-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

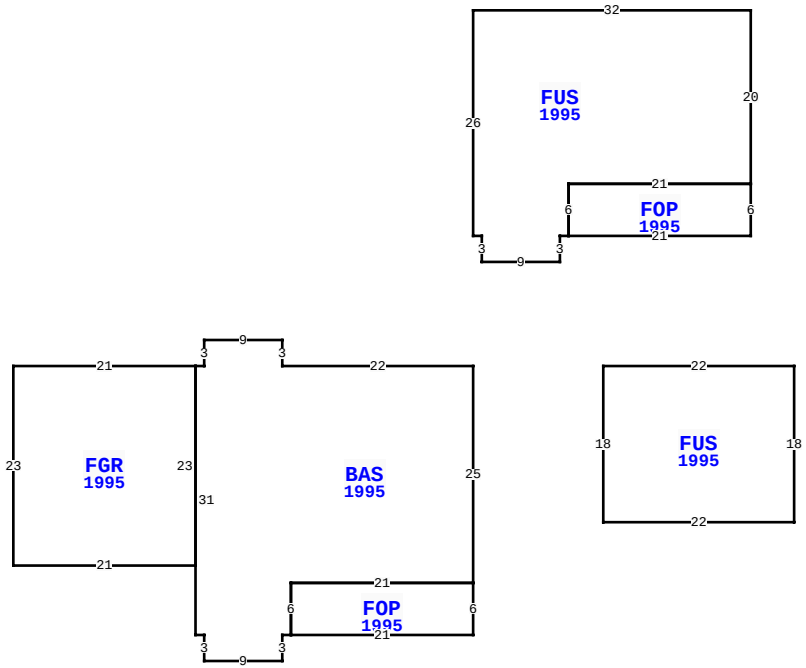
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	920	100	1995	920	102,846
FGR	483	55	1995	266	29,736
FOP	126	30	1995	38	4,248
FOP	126	30	1995	38	4,248
FUS	396	100	1995	396	44,268
FUS	733	100	1995	733	81,941
TOTALS	2,784			2,391	267,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,391	124.8900	131.13	313,532	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 1989 Heated Area: 2049 HX Base Yr 1989



85261 CUNO CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,286
TOTAL MARKET OB/XF VALUE		37,742
TOTAL LAND VALUE - MARKET		235,050
TOTAL MARKET VALUE		540,078
SOH/AGL Deduction		303,746
ASSESSED VALUE		236,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,921
TOTAL JUST VALUE		540,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013620	ADDITION	20,000	09/07/2022
.	.	0	07/14/1999
9401335	NEW CONSTR	80,521	09/01/1994
6179	XFOB	12,956	12/27/1989
7376	MH MOVE-ON	7,000	07/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0565/1273	3/22/1989	WD	Q	V	01	100
GRANTOR: PEACOCK & STOCKTON						
GRANTEE: PEACOCK RONALD & L						
0478/0275	1/01/1986	WD	Q	V		19,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 N3 W9 S3 W1 FGR=[YR=1995] W21 S23 E21 N23$ S31 E1 S3 E9 N3 E1 FOP=[YR=1995] E21 N6 W21S6$ N6 E21 N25$ PTR=N15 FUS=[YR=1995] E1 S3 E9 N3 E1 FOP=[YR=1995] E21 N6 W21 S6$ N6 E21 N20 W32 S26$ S15$ PTR= E15 FUS=[YR=1995] E22 S18 W22 N18$ W15$.

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	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1990	1990	3	20	5,376	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	74	1,480	
4	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	1995	1995	3	20	336	
5	1242	WD DECK A	0	100	6	16	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
6	0820	WOOD WALK	0	100	3	16	48.00	SF	11.75	11.75	100	1995	1995	3	40	226	
8	0681	POLE SHED	0	100	54	40	2,160.00	SF	15.00	15.00	100	2022	2022	3	93	30,132	

LAND DESCRIPTION

TOTAL OB/XF 37,742

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	100	0006	OR	0.00	0.00	1.74	AC		1.00	1.00	1.00	135,000.00	135,000.00	234,900							
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	0.30	AC		1.00	1.00	1.00	500.00	500.00	150							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.04 Total Land Value: 235,050 Market: 0 Agricultural: 0 Common: 235,050 PRINTED 07/09/2026 BY SYS