LOT 3 IN OR 2055/1749
CUNO CREEK SUB OF TRACT A
OF WILSON NECK HILLS UNR

VICKERS KRISTINA M &/NABERS BENNIE R
85309 CUNO CREEK DR
YULEE, FL 32097

2026

43-2N-27-4605-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

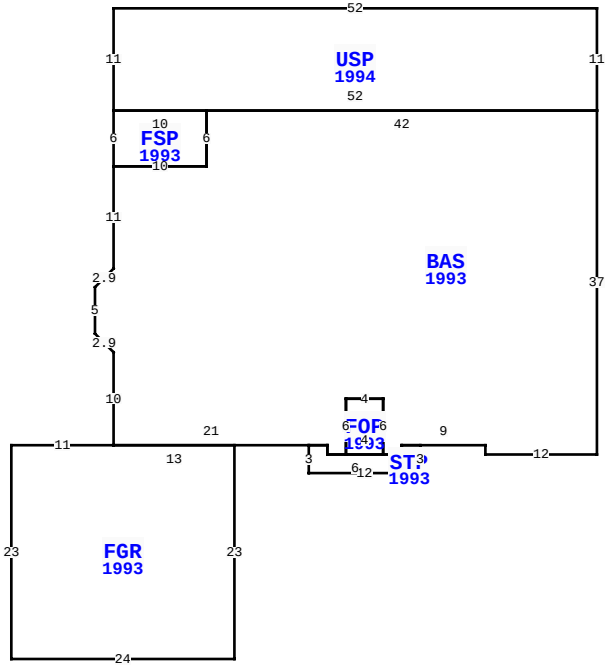
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,822	100	1993	1,822	174,659
FGR	552	55	1993	304	29,141
FOP	24	30	1993	7	671
FSP	60	40	1993	24	2,301
STP	28	10	1993	3	287
USP	572	30	1994	172	16,488
TOTALS	3,058			2,332	223,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	108.6820	114.12	266,128	1993	1993	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2017 Heated Area: 1822 HX Base Yr 2017



85309 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		223,548
TOTAL MARKET OB/XF VALUE		72,564
TOTAL LAND VALUE - MARKET		294,500
TOTAL MARKET VALUE		590,612
SOH/AGL Deduction		234,238
ASSESSED VALUE		356,374
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		304,963
TOTAL JUST VALUE		590,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009034	ADDITION	0	06/13/2022
94-00988	SWIM POOL	14,375	05/01/1994
93-0302	NEW CONSTR	86,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/1749	6/29/2016	WD	Q	I	01	320,000
GRANTOR: HORTON WANDA J						
GRANTEE: VICKERS KRISTINA M						
0648/1047	2/11/2992	WD	U	I	10	15,000
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: HORTON ROBT & WANDA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1994] W52 S11 FSP=[YR=1993] S6 BAS=[YR=1993] S11 L2 D2 S5 D2 R2 S10 FGR=[YR=1993] W11 S23 E24 N23 W13$ E21 STP=[YR=1993] S3 E12 N3 W2 S1 W2 FOP=[YR=1993] N6 W4 S6 E4$ W6 N1 W2$ E2 S1 E2 N6 E4 S6 E2 N1 E9 S1 E12 N37 W42 S6 W10$ E10 N6 W10$ E52 N11$.

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	14	10	140.00	SF	30.00	30.00	100	1984	1984	3	20	840	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
5	0860	POOL/SPA	0	100	14	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500	
7	0681	POLE SHED	0	100	14	10	140.00	SF	15.00	15.00	100	2010	2010	3	52	1,092	
8	0911	SCRN RM A	0	100	52	26	1,352.00	SF	18.00	18.00	100	2022	2022	3	90	21,902	
9	0351	CARPORT MT	0	100	30	14	420.00	SF	10.00	10.00	100	2022	2022	3	90	3,780	

LAND DESCRIPTION

TOTAL OB/XF 72,564

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	2.18	AC		1.00	1.00	1.00	135,000.00	135,000.00	294,300							
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	0.40	AC		1.00	1.00	1.00	500.00	500.00	200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.58 Total Land Value: 294,500 Market: 0 Agricultural: 0 Common: 294,500 PRINTED 07/09/2026 BY SYS