LOT 22
WILSON NECK HILLS PB 4/62

BELZER ROSEALEE L/E/
85022 CUNO CREEK DR
YULEE, FL 32097

2026

43-2N-27-4642-0022-0000

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

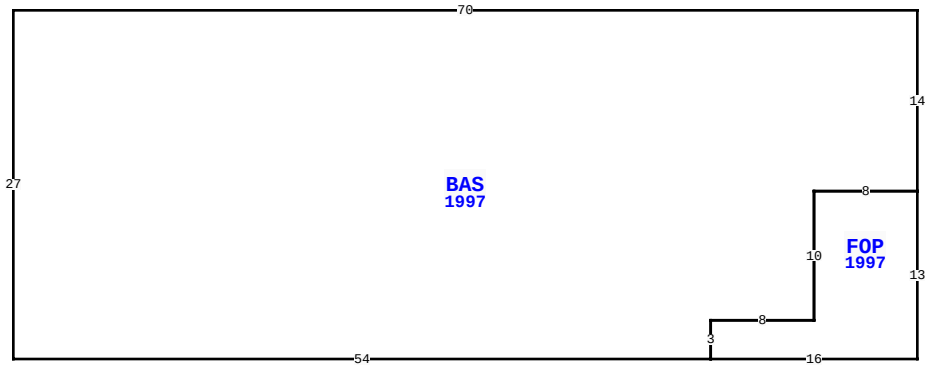
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1997	1,762	55,947
FOP	128	30	1997	38	1,207
TOTALS	1,890			1,800	57,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.6000	105.84	190,512	1997	1997	0	0	0	70.00	30.00

2 M/H 94+ 100% - 2024 Heated Area: 1762 HX Base Yr



85022 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		57,154
TOTAL MARKET OB/XF VALUE		9,751
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		179,405
SOH/AGL Deduction		17,349
ASSESSED VALUE		162,056
TOTAL EXEMPTION VALUE	13	162,056
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		179,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971894	MH MOVE-ON	0	04/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2725/1680	7/08/2024	QC	U	I	11	100
GRANTOR: BELZER ROSEALEE						
GRANTEE: SIKORSKI SANDRA LEE						
0527/0181	9/23/1987	WD	U	V		8,400
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: BELZER ROSEALEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W70 S27 E54 FOP=[YR=1997] E16 N13 W8 S10 W8 S3 $ N3 E8 N10 E8 N14 $.

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	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	1991	1991	3	20	384	
2	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1991	1991	3	20	768	
3	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1985	1985	3	20	4,704	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
5	1242	WD DECK A	0	100	30	20	600.00	SF	10.00	10.00	100	2000	2000	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,751

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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.25	90,000.00	112,500.00	112,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 07/09/2026 BY SYS