LOTS 23 & 24
WILSON NECK HILLS PB 4/62

MCGREGOR LURLYNE L/E/
85110 CUNO CREEK DRIVE
YULEE, FL 32097

2026

43-2N-27-4642-0023-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

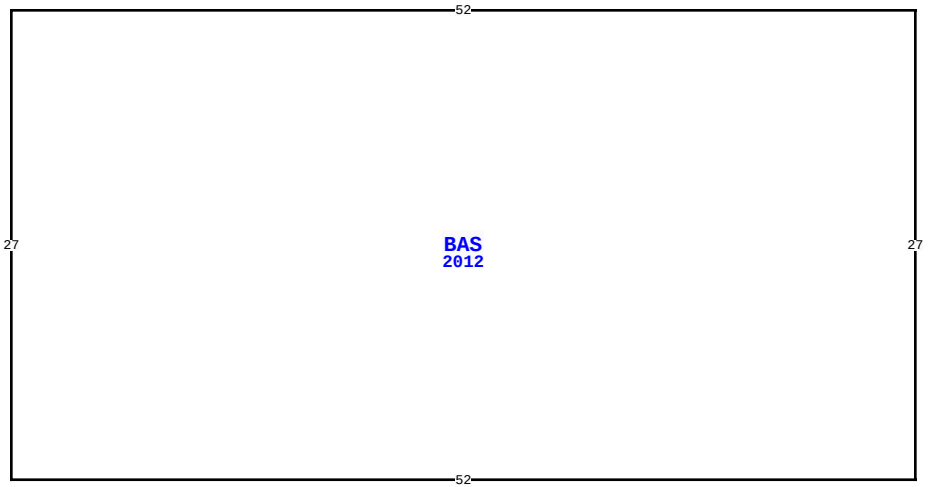
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2012	1,404	107,518
TOTALS	1,404			1,404	107,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	128.9200	116.03	162,906	2012	2012	0	0	0	34.00	66.00

1 M/H 94+ 100% - 0 Heated Area: 1404 HX Base Yr



85110 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		107,518
TOTAL MARKET OB/XF VALUE		3,596
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		291,114
SOH/AGL Deduction		170,838
ASSESSED VALUE		120,276
TOTAL EXEMPTION VALUE	HX HB WX SL	120,276
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		291,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125436	CO ISSUED	0	11/19/2012
MHU5436	MH	0	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1493	7/22/2024	LE	U	I	11	100
GRANTOR: MCGREGOR LURLYNE T						
GRANTEE: JONES KATRINA LOUIS						
0757/0414	4/17/1996	QC	Q	I	01	100
GRANTOR: MCGREGOR THOMAS						
GRANTEE: MCGREGOR LURLYNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W52 S27 E52 N27$.

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
4	0681	POLE SHED	0	100	15	34	510.00	SF	15.00	15.00	100	1995	1995	3	20	1,530	
5	0681	POLE SHED	0	100	11	12	132.00	SF	15.00	15.00	100	1995	1995	3	20	396	
6	0681	POLE SHED	0	100	10	8	80.00	SF	15.00	15.00	100	1995	1995	3	20	240	
7	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
8	0752	USP	0	100	10	21	210.00	SF	15.00	15.00	100	1994	1994	3	20	630	

LAND DESCRIPTION

TOTAL OB/XF 3,596

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	2.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	180,000							

REVIEW DATE 02/20/2024 BY NWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS