LOT 25 R621601
IN OR 570 PG 472
WILSON NECK HILLS PB 4/62

LANG CARL J
85154 CUNO CREEK DR
YULEE, FL 32097

2026

43-2N-27-4642-0025-0000

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

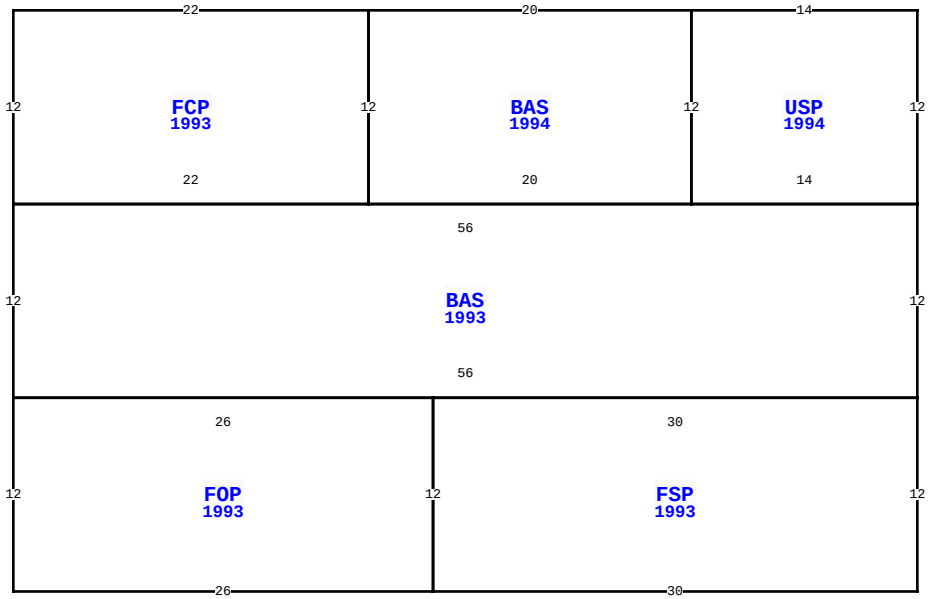
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	19,364
BAS	240	100	1994	240	6,916
FCP	264	25	1993	66	1,902
FOP	312	30	1993	94	2,709
FSP	360	60	1993	216	6,224
USP	168	50	1994	84	2,420
TOTALS	2,016			1,372	39,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,372	113.0000	96.05	131,781	1969	1972	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 912 HX Base Yr



85154 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		39,534
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		129,534
SOH/AGL Deduction		94,173
ASSESSED VALUE		35,361
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		5,361
TOTAL JUST VALUE		129,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 2380	CHNGE SRVC	0	01/01/1996
6213	REPAIR/RRF	9,000	01/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0570/0472	5/18/1989	WD	U	V	10	7,300
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: LANG CARL J						
0488/0730	5/01/1986	CD	U	V		7,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1994] W14 BAS=[YR=1994] W20 FCP=[YR=1993] W22 S12 BAS=[YR=1993] S12 FOP=[YR=1993] S12 E26 FSP=[YR=1993] E30 N12 W30 S12$ N12 W26$ E56 N12 W56$ E22 N12$ S12 E20 N12$ S12 E14 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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS