LOT 28
IN OR 615 PG 549
R497762 & R497763

HALL HENRY K
85240 CUNO CREEK DRIVE
YULEE, FL 32097

2026

43-2N-27-4642-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

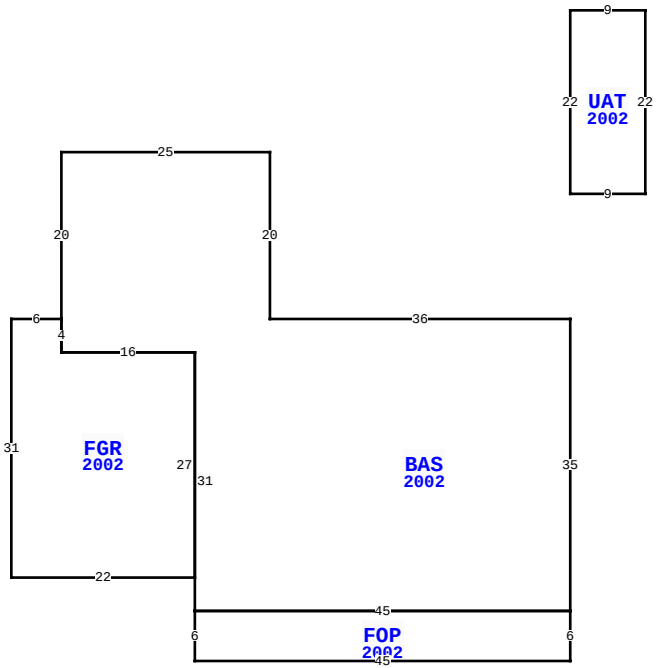
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,139	100	2002	2,139	254,671
FGR	618	55	2002	340	40,480
FOP	270	30	2002	81	9,644
UAT	198	10	2002	20	2,382
TOTALS	3,225			2,580	307,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,580	103.5120	143.88	371,210	2002	2002	0	0	0	17.25	82.75

1 SNGL FAM 100% - 0 Heated Area: 2139 HX Base Yr



85240 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		307,176
TOTAL MARKET OB/XF VALUE		5,820
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		402,996
SOH/AGL Deduction		217,758
ASSESSED VALUE		185,238
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,827
TOTAL JUST VALUE		402,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018781	NEW CONSTR	150,000	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0615/0549	12/27/1990	WD	Q	I		25,000
GRANTOR: HARDEE MARY E						
GRANTEE: HALL HENRY K						
0615/0548	12/27/1990	WD	Q	I		35,000
GRANTOR: HALL JAMES & DONNA						
GRANTEE: HARDEE MARY E						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
3	0351	CARPORT MT	0	100	20	36	720.00	SF	10.00	10.00	100	2011	2011	3	40	2,880	

BUILDING DIMENSIONS

BAS=[YR=2002] W36 N20 W25 S20 FGR=[YR=2002] W6 S31 E22 N27 W16 N4 $ S4 E16 S31 FOP=[YR=2002] S6 E45 N6 W45$ E45 N35$ PTR=N15 UAT=[YR=2002] N22 E9 S22 W9$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 5,820

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	1.00	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