TRACT 13
IN OR 2343/778
WILSON NECK HILLS 2 UNR

BELZER BARBARA/BELZER WILLIAM J
85027 CUNO CREEK DRIVE
YULEE, FL 32097

2026

43-2N-27-4643-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

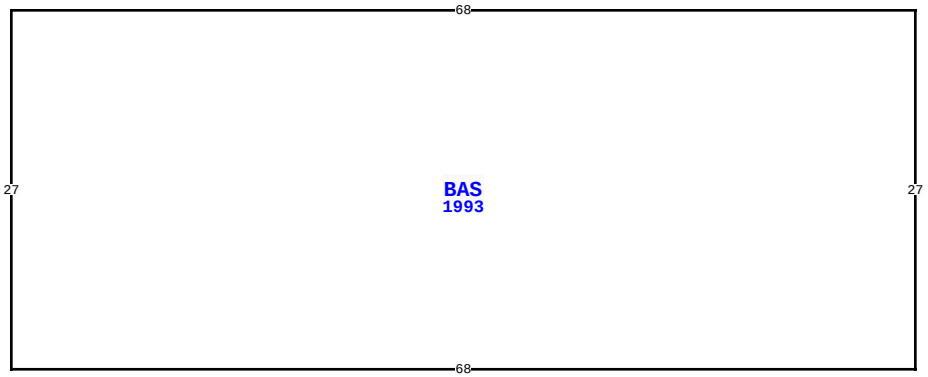
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1993	1,836	182,697
TOTALS	1,836			1,836	182,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	108.0000	113.40	208,202	1991	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 0 Heated Area: 1836 HX Base Yr



85027 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		182,697
TOTAL MARKET OB/XF VALUE		6,115
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		278,812
SOH/AGL Deduction		149,196
ASSESSED VALUE		129,616
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		73,205
TOTAL JUST VALUE		278,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996609	GARAGE	16,800	11/01/1999
B98-4816	GARAGE	16,800	03/01/1998
7749	NEW CONSTR	5,000	10/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/0778	2/24/2020	WD	U	I	30	20,300
GRANTOR: BELZER BARBARA						
GRANTEE: BELZER BARBARA & WI						
0643/0239	12/03/1991	WD	Q	I		83,700
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: BELZER WM JR & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S27 E68 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
3	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	2000	2000	3	26	6,115	

LAND DESCRIPTION

TOTAL OB/XF 6,115

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 06/26/2024 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS