

TRACT 14
WILSON NECK HILLS 2 UNR
2002 FLEE DW/MH

BROWN ROBERT JASON/BROWN CONNIE R
85063 CUNO CREEK DR
YULEE, FL 32097

2026

43-2N-27-4643-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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
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
BAS	1,404	100
DCK	160	15
FCP	504	25
FOP	450	30
FOP	96	30
TOTALS	2,614	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,718	123.2000	110.88	190,492	2002	2012	0	0	0 34.00	66.00
1 M/H 94+ 100% - 2026 Heated Area: 1404 HX Base Yr											
TOTALS	2,614		1,718	125,725	85063 CUNO CREEK DR, YULEE						

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		125,725	
TOTAL MARKET OB/XF VALUE		64	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		215,789	
SOH/AGL Deduction		0	
ASSESSED VALUE		215,789	
TOTAL EXEMPTION VALUE		14	215,789
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		215,789	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,937	