LOT 6 R567753
IN OR 1960/1965
EX R/W IN OR 676/1991

POCKET RESERVES LLC
474303 SR 200
FERNANDINA BEACH, FL 32034

**2023**

**29-2N-28-4950-0006-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 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 |
| Quality | 02 | Quality Level 02 |

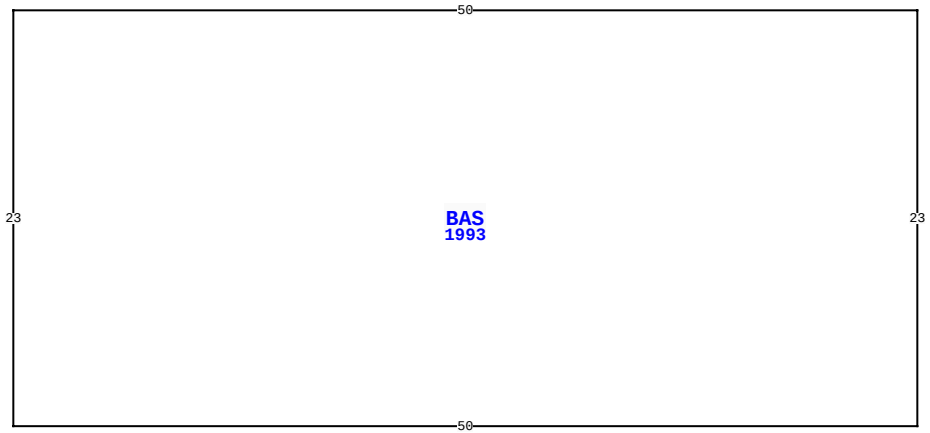
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,150 | 100 | 1,150 | 14,066 |
| TOTALS | 1,150 | | 1,150 | 14,066 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,150 | 62.7200 | 40.77 | 46,886 | 1974 | 1974 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1150 HX Base Yr




942019 OLD NASSAUVILLE RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 14,066 |
| TOTAL MARKET OB/XF VALUE | 688 |
| TOTAL LAND VALUE - MARKET | 79,688 |
| TOTAL MARKET VALUE | 94,442 |
| SOH/AGL Deduction | 40,532 |
| ASSESSED VALUE | 53,910 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 53,910 |
| TOTAL JUST VALUE | 94,442 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 63,918 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E06552 | NEW CONSTR | 0 | 01/01/2000 |
| 8432 | MH MOVE-ON | 3,000 | 01/28/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1960/1965 | 2/03/2015 | QC | U | I | 11 | 100 |
| GRANTOR: HARLEY HOMES LLC | | | | | | |
| GRANTEE: POCKET RESERVES LLC | | | | | | |
| 1870/1326 | 8/01/2013 | WD | U | I | 37 | 17,000 |
| GRANTOR: EAST & WEST COMPANIES | | | | | | |
| GRANTEE: HARLEY HOMES LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W50 S23 E50 N23$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0752 | USP | 0 | 0 | 22 | 8 | 176.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 528 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 160 | |

### LAND DESCRIPTION

TOTAL OB/XF 688

| 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 | 000102 | C | SFR/MH | 0 | | OR | 0.00 | 0.00 | 1.25 | AC | | 1.00 | 1.00 | 0.85 | 75,000.00 | 63,750.00 | 79,688 | | | | | | | |

REVIEW DATE 03/29/2019 BY KWA Total Acres: 1.25 Total Land Value: 79,688 Market: 0 Agricultural: 0 Common: 79,688 PRINTED 08/02/2023 BY SYS