

LOT 3
EX R/W OR 955/1633
THE PINES #2 BP 5/128-129

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2023

33-1N-24-2051-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	24	CORG METAL 100	0820	02	1,064	114.9600	74.72	79,502	1993	1993	0	0	0	70.00	30.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	2 M/H 93- - 0% - 0													Heated Area: 1064 HX Base Yr														
Roof Cover	01	MINIMUM 100	14 76 14 76 BAS 2016													BAS 2016														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	08	SHT VINYL 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		2 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	0	0 100																												
Units		0 100																												
Quality			05	Quality Level 05																										
DOR CODE			0200 MOBILE HOME																											
MAP NUM															MKT AREA			08												
NEIGHBORHOOD/LOC			8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,064	100	1,064	23,851																										
TOTALS			1,064	1,064	23,851																									
EXTRA FEATURES			12849 US HWY 301, BRYCEVILLE													BLD DATE			LGL DATE			06/13/2023			MLU					
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													
3	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	2016	2016	3	78	468														
LAND DESCRIPTION			TOTAL OB/XF													468														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,600													
REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.22 Total Land Value: 36,600 Market: 0 Agricultural: 0 Common: 36,600 PRINTED 08/02/2023 BY SYS																														