PT OF LOT 29
IN OR 2332/1819
YULEE FARMS SUB PB 2/37

POCKET RESERVES LLC
85914 AIRPLANE LN
YULEE, FL 32097

2023

42-2N-27-4500-0029-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85222 AIRPLANE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,480
TOTAL MARKET VALUE	102,480
SOH/AGL Deduction	40,480
ASSESSED VALUE	62,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,000
TOTAL JUST VALUE	102,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5255	CO ISSUED	0	04/01/2010
MH5255	MH MOVE-ON	0	03/01/2010
E22505	ELEC OTHER	0	03/01/2010
P14193	PLUMBING	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/1819	1/02/2020	WD	Q	I	02	60,000
GRANTOR: HIGGINBOTHAM-GREGORY						
GRANTEE: POCKET RESERVES LLC						
0712/0819	8/26/1994	WD	U	V	11	28,000
GRANTOR: HIGGINBOTHAM MICHAEL						
GRANTEE: GREGORY GLENDA S						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000715	C	MISC RES AC	0		OR	0.00	0.00	1.83	AC		1.00	1.00	0.70	80,000.00	56,000.00	102,480							

REVIEW DATE 09/08/2022 BY KBA Total Acres: 1.83 Total Land Value: 102,480 Market: 0 Agricultural: 0 Common: 102,480 PRINTED 08/02/2023 BY SYS