LOT 2
PT OR 2303/1215
ANDERSON ACRES PB 5/233

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2023

48-3N-28-0070-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

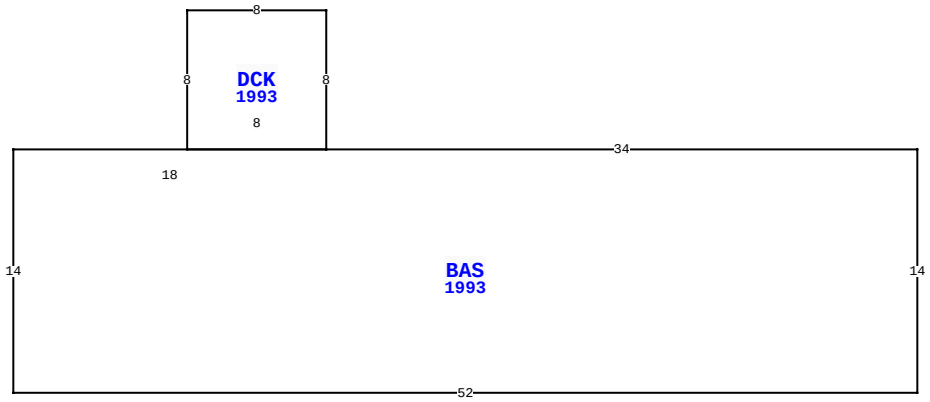
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	14,622
DCK	64	15	10	201
TOTALS	792		738	14,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	738	103.0000	66.95	49,409	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



97099 ITALIA WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,823
TOTAL MARKET OB/XF VALUE	192
TOTAL LAND VALUE - MARKET	64,000
TOTAL MARKET VALUE	79,015
SOH/AGL Deduction	28,779
ASSESSED VALUE	50,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,236
TOTAL JUST VALUE	79,015
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1215	8/30/2019	WD	Q	I	05	265,000
GRANTOR: PLATT ROGER D & PAULA						
GRANTEE: POCKET RESERVES LLC						
1569/1116	6/03/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: PLATT ROGER D & PAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 DCK=[YR=1993] N8 W8 S8 E8$ W18 S14 E52 N14$.

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	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1991	1991	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 192

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	1.00	AC		1.00	1.00	0.80	80,000.00	64,000.00	64,000							

REVIEW DATE 01/14/2019 BY KW Total Acres: 1.00 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 08/02/2023 BY SYS