LOT 1
IN OR 2613/760
W H FLOOD SURVEY UNR

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2023

52-3N-27-4890-0001-0000

BUILDING CHARACTERISTICS

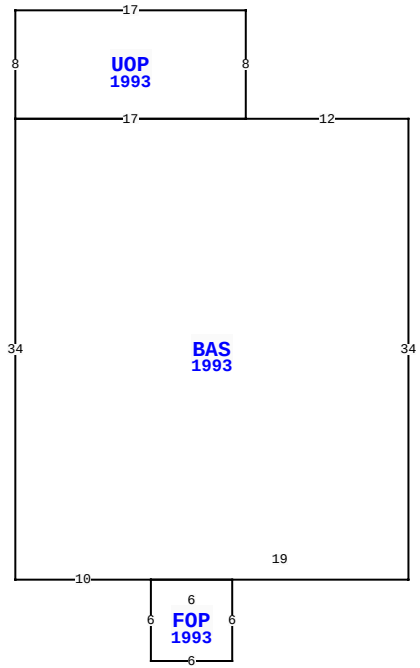
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100	986	70,103
FOP	36	30	11	782
UOP	136	20	27	1,920
TOTALS	1,158		1,024	72,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,024	101.6500	91.74	93,942	1961	1961	0	0	0	22.50	77.50

1 SINGLE FAM – 0% - 0 Heated Area: 986 HX Base Yr



86114 HARRY GREEN RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	72,805
TOTAL MARKET OB/XF VALUE	1,159
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	123,964
SOH/AGL Deduction	15,899
ASSESSED VALUE	108,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,065
TOTAL JUST VALUE	123,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0760	1/12/2023	WD	Q	I	01	124,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: POCKET RESERVES LLC						
1877/1814	9/09/2013	CT	U	I	18	35,200
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UOP=[YR=1993] N8 W17 S8 E17$ W17 S34 E10
FOP=[YR=1993] S6 E6 N6W6$ E19 N34$.

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	0350	CARPORT WD	0	0	18	14	252.00	SF	13.00	13.00	100	1995	1995	3	20	655	
2	0681	POLE SHED	0	0	14	10	140.00	SF	15.00	15.00	100	1995	1995	3	24	504	

LAND DESCRIPTION

TOTAL OB/XF 1,159

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	000100	C	SFR	0		RMH	100.00	192.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS