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

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
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

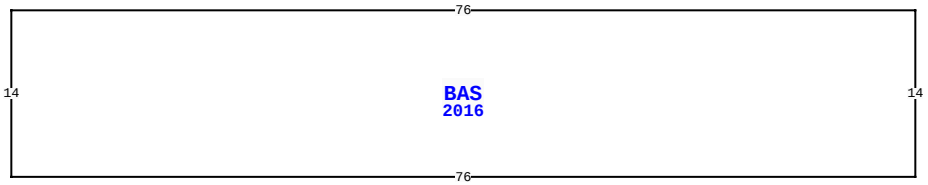
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	25,686
TOTALS	1,064		1,064	25,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	114.9600	80.47	85,620	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



12849 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	25,686
TOTAL MARKET OB/XF VALUE	444
TOTAL LAND VALUE - MARKET	36,600
TOTAL MARKET VALUE	62,730
SOH/AGL Deduction	966
ASSESSED VALUE	61,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,764
TOTAL JUST VALUE	62,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165746	CO ISSUED	0	07/18/2016
MH165746	MH MOVE-ON	0	06/30/2016
B1429554	DEMOLITION	0	11/28/2014
MHU95902	MH MOVE-ON	0	05/01/1995
B94926	OTHER	200	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1803	2/17/2020	QC	U	I	11	100
GRANTOR: ELKINS JAMES FRANK						
GRANTEE: POCKET RESERVES LLC						
1962/1676	2/12/2015	SW	U	I	12	4,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ELKINS JAMES FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S14 E76 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	10	6	60.00	SF	10.00	10.00	100	2016	2016	3	74	444	

LAND DESCRIPTION

TOTAL OB/XF 444

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	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 08/06/2024 BY SYS