IN OR 2209/376
GMHGA6190001104A &
GMHGA6190001104B

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2024

42-2N-27-0000-0083-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

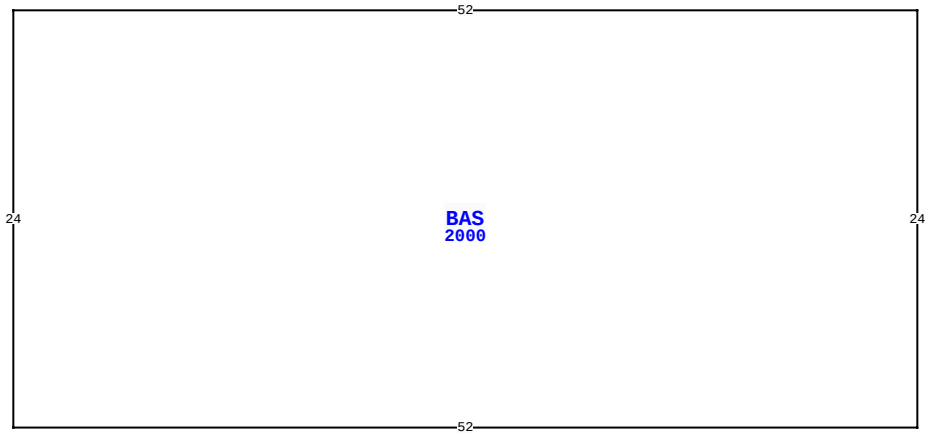
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	61,431
TOTALS	1,248		1,248	61,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	117.2000	87.90	109,699	2000	2005	0	0	0	44.00	56.00

2 M/H 94+ – 0% - 0 Heated Area: 1248 HX Base Yr



85061 HARTS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	61,431
TOTAL MARKET OB/XF VALUE	4,370
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	115,801
SOH/AGL Deduction	14,865
ASSESSED VALUE	100,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,936
TOTAL JUST VALUE	115,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992704	MH MOVE-ON	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0376	6/27/2018	SW	U	I	12	55,000
GRANTOR: CHRISTIANA TRUST & RB						
GRANTEE: POCKET RESERVES LLC						
2189/0106	4/09/2018	CT	U	I	18	34,300
GRANTOR: CLERK OF COURT						
GRANTEE: CHRISTIANA TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W52 S24 E52 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	2003	2003	3	21	118	
3	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	2018	2018	3	82	1,312	

LAND DESCRIPTION

TOTAL OB/XF 4,370

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		RM	80.00	115.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/23/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS