

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

48-3N-28-0070-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	26	AL SIDING 100		
Roof Structur	01	FLAT 100		
Roof Cover	01	MINIMUM 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		2 100		
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	4031	.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	20,219
TOTALS	924		924	20,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	924	104.2000	72.94	67,397	1990	1990	0	0	70.00	30.00

1 M/H 93- - 0% - 0
Heated Area: 924
HX Base Yr

BAS
2002

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		20,219	
TOTAL MARKET OB/XF VALUE		346	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		100,565	
SOH/AGL Deduction		30,716	
ASSESSED VALUE		69,849	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		69,849	
TOTAL JUST VALUE		100,565	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		99,164	

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=2002] W66 S14 E66 N14\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	80,000.00	80,000.00	80,000							

EXTRA FEATURES

97165 ITALIA WAY, YULEE

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

L N	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	12	12		144.00 SF	10.00	100	2005	2005	3	24	346	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 1.00

Total Land Value: 80,000

Market: 0

Agricultural: 0

Common: 80,000

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