

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION04SINGLE SID 100Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall04PLYWOOD 100Interior Floo14CARPET 80Interior Floo08SHT VINYL 20Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100BedroomsBathroomsFrame02WOOD FRAME 100StoriesUnits1.1.1000.100BUD8 AdjustmeOccupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4053.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS98610098648,453FOP363011541UOP13620271,327TOTALES1,1581,02450,321EXTRA FEATURES86114 HARRY GREEN RD, YULEE

TOTAL OB/XF1,138LAND DESCRIPTIONLNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPH% TOT UNITADJ LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV1000100CSFR0RM100.00192.001.00LT1.001.001.0050,000.0050,000.0050,000REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTFRNORM% COND0100011,024100.440095.4297,71019611961001038.5051.50

HEATED AREA: 986HX BASE YR

BLD DATEXF DATEINC DATEXFPAGE

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDMARKETVALUE50,321TOTAL MARKET OB/XF VALUE1,138TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE101,459SOH/AGL Deduction0ASSESSED VALUE101,459TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE101,459TOTAL JUST VALUE101,459NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE123,964SALES DATAOFF RECORD NumberDATEINSTQ / U / V / I / RSN CD SALE PRICE2613/07601/12/2023WDQI01124,000GRANTOR:MATTHEW 25 INVESTMENTGRANTEE:POCKET RESERVES LLC1877/18149/09/2013CTUII1835,200GRANTOR:CLERK OF COURTGRANTEE:MATTHEW 25 INVESTMEBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W12 UOP=[YR=1993] N8 W17 S8 E17\$ W17 S34 E10 FOP=[YR=1993] S6 E6 N6W6\$ E19 N34\$.