LOT 6 R567753
IN OR 1960/1965
EX R/W IN OR 676/1991

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2025

29-2N-28-4950-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 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	02	Quality Level 02

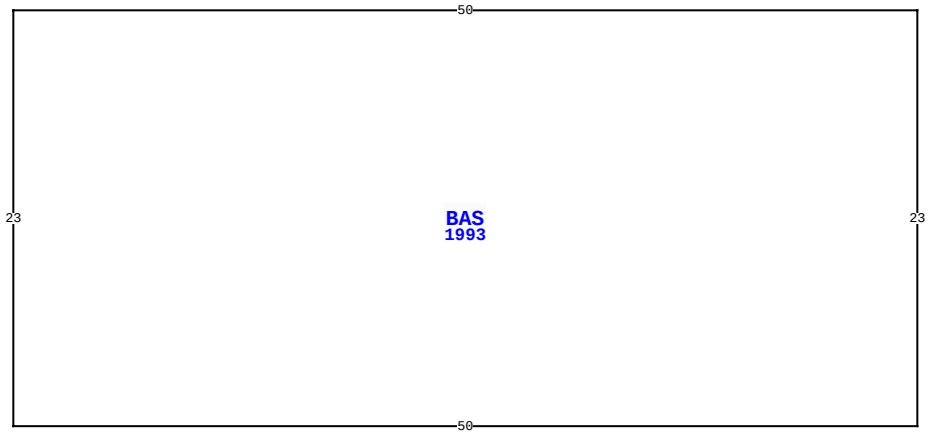
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1993	1,150	17,312
TOTALS	1,150			1,150	17,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,150	62.7200	50.18	57,707	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1150 HX Base Yr



942019 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,312
TOTAL MARKET OB/XF VALUE	688
TOTAL LAND VALUE - MARKET	106,250
TOTAL MARKET VALUE	124,250
SOH/AGL Deduction	59,019
ASSESSED VALUE	65,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,231
TOTAL JUST VALUE	124,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E06552	NEW CONSTR	0	01/01/2000
8432	MH MOVE-ON	3,000	01/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1960/1965	2/03/2015	QC	U	I	11	100
GRANTOR: HARLEY HOMES LLC						
GRANTEE: POCKET RESERVES LLC						
1870/1326	8/01/2013	WD	U	I	37	17,000
GRANTOR: EAST & WEST COMPANIES						
GRANTEE: HARLEY HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S23 E50 N23$.

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	0752	USP	0	0	22	8	176.00	SF	15.00	15.00	100	1990	1990	3	20	528	
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1996	1996	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 688

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	RES	0		OR	0.00	0.00	1.25	AC		1.00	1.00	0.85	100,000.00	85,000.00	106,250							

REVIEW DATE 03/29/2019 BY KWA Total Acres: 1.25 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 07/30/2025 BY SYS