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

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2025

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

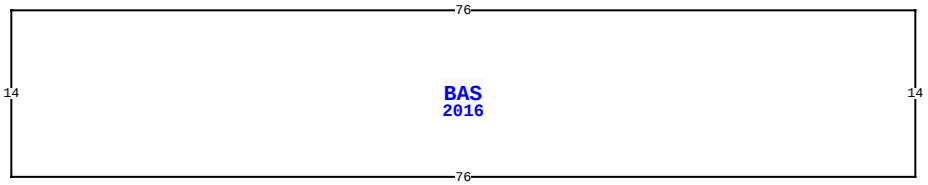
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2016	1,064	29,357
TOTALS	1,064			1,064	29,357

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	91.97	97,856	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	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	29,357
TOTAL MARKET OB/XF VALUE	420
TOTAL LAND VALUE - MARKET	54,900
TOTAL MARKET VALUE	84,677
SOH/AGL Deduction	16,737
ASSESSED VALUE	67,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,940
TOTAL JUST VALUE	84,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,730

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	70	420	

LAND DESCRIPTION

TOTAL OB/XF 420

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	0004	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,900							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.22 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 07/30/2025 BY SYS