BLOCK 2 LOT 1
IN OR 2156/274
HOLLY POINT NORTH 2 PB 4/80

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2025

36-2N-27-525P-0002-0010

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

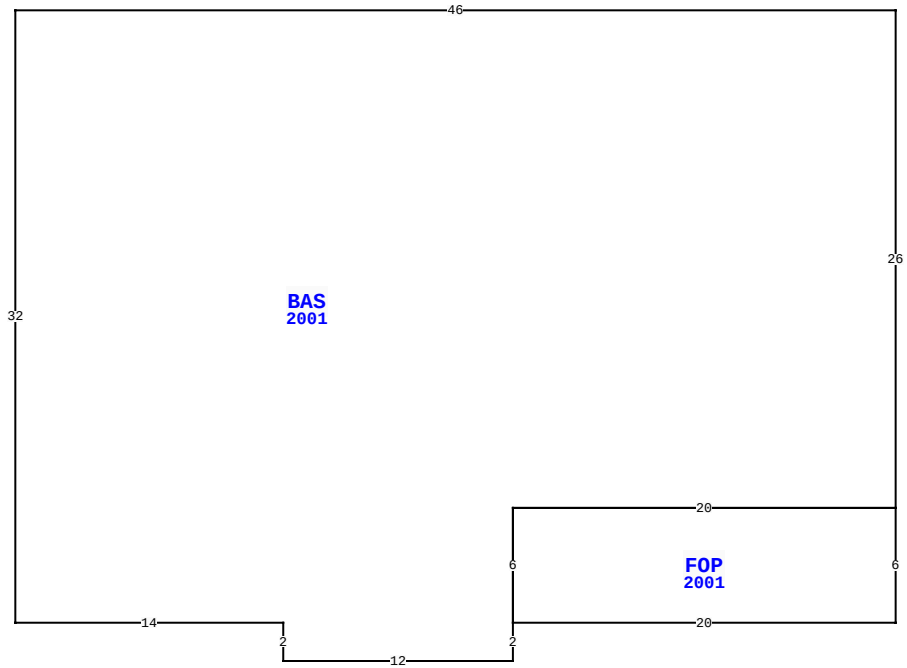
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	2001	1,376	141,049
FOP	120	30	2001	36	3,690
TOTALS	1,496			1,412	144,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,412	115.5000	115.50	163,086	2001	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 0% - 0 Heated Area: 1376 HX Base Yr



85093 LONNIE CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	144,739
TOTAL MARKET OB/XF VALUE	504
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	245,243
SOH/AGL Deduction	50,639
ASSESSED VALUE	194,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,604
TOTAL JUST VALUE	245,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017976	NEW CONSTR	58,932	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/0274	11/06/2017	QC	U	I	11	100
GRANTOR: ELKINS J F						
GRANTEE: POCKET RESERVES LLC						
2136/1238	7/27/2017	SW	U	I	12	90,000
GRANTOR: REGIONS BANK						
GRANTEE: ELKINS J F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W46 S32 E14 S2 E12 N2 FOP=[YR=2001] E20 N6 W20 S6 $ N6 E20 N26 $.

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	22	220.00	SF	10.00	10.00	100	1987	1987	3	20	440	
2	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1987	1987	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 504

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/20/2019 BY SBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS