

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

48-3N-28-0070-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03AL SIDING 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrameStories Units

01MINIMUM 100
04PLYWOOD 100
14CARPET 80
08SHT VINYL 20
03CENTRAL 100
04AIR DUCTED 100

2 100
1 100
02WOOD FRAME 100
1. 1. 100
0 100

QUALITY03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS784100199678419,606

DCK14415199622550

TOTALS92880620,156

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH TFACT% CONDQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.85Total Land Value: 117,938Market: 0Agricultural: 0Common: 117,938PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

082002806

TOT ADJ PTSTOT ADJ PNTSFEE. BASE RATEEYBECONFNCTNORM% COND

104.200083.3667,1881986198600070.0030.00

M/H 93- - 0%- 0

Heated Area: 784HX Base Yr

-56-

14BAS199614

-40-

12DCK199612

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VALUATION BY STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE20,156

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET117,938

TOTAL MARKET VALUE138,094

SOH/IAGL Deduction42,925

ASSESSED VALUE95,169

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE95,169

TOTAL JUST VALUE138,094

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE128,637

Sales Data

OFF RECORD NumberDATEINSTQUARTER / VENDORRSN CD SALE PRICE

2303/12158/30/2019WDQ I I05265,000

GRANTOR: PLATT ROGER D & PAULA

GRANTEE: POCKET RESERVES LLC

1569/11166/03/2008CTUII14100

GRANTOR: CLERK OF COURT

GRANTEE: PLATT ROGER D & PAU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S14 E40 DCK=[YR=1996] S12 E12 N12 W12 \$ E16 N14 \$.