LOT 1
IN OR 2613/760
W H FLOOD SURVEY UNR

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

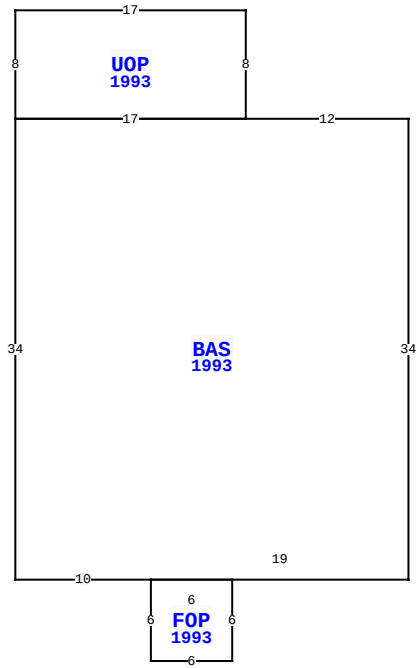
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100	1993	986	50,507
FOP	36	30	1993	11	564
UOP	136	20	1993	27	1,383
TOTALS	1,158			1,024	52,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	1,024	100.4400	100.44	102,851	1961	1961	0	0	10	39.00	51.00

1 SINGLE FAM – 0% - 2024 Heated Area: 986 HX Base Yr



86114 HARRY GREEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,454
TOTAL MARKET OB/XF VALUE	1,075
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	113,529
SOH/AGL Deduction	1,924
ASSESSED VALUE	111,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,605
TOTAL JUST VALUE	113,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0760	1/12/2023	WD	Q	I	01	124,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: POCKET RESERVES LLC						
1877/1814	9/09/2013	CT	U	I	18	35,200
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UOP=[YR=1993] N8 W17 S8 E17$ W17 S34 E10
FOP=[YR=1993] S6 E6 N6W6$ E19 N34$.

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	0350	CARPORT WD	0	0	18	14	252.00	SF	13.00	13.00	100	1995	1995	3	20	655	
2	0681	POLE SHED	0	0	14	10	140.00	SF	15.00	15.00	100	1995	1995	3	20	420	

LAND DESCRIPTION

TOTAL OB/XF 1,075

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		RM	100.00	192.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS