BLOCK 2 LOT 4
YULEE HEIGHTS SUB PB 3/47A

POCKET RESERVES LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2026

42-2N-27-4400-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

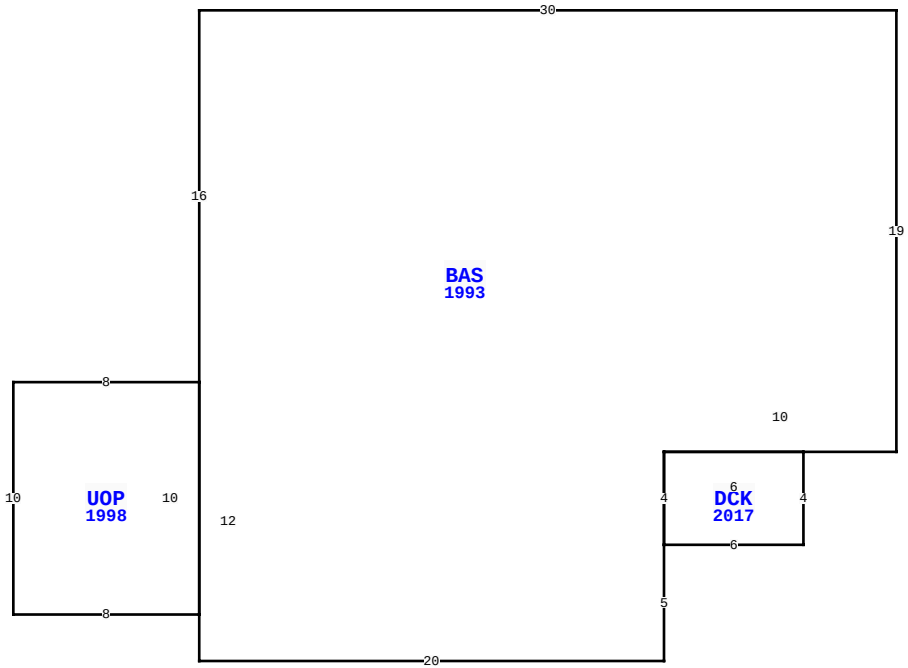
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	1993	750	79,014
DCK	24	10	2017	2	211
UOP	80	20	1998	16	1,685
TOTALS	854			768	80,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	768	117.7000	123.58	94,909	1963	1995	0	0	0	14.75	85.25

1 SINGLE FAM 0% - 0 Heated Area: 750 HX Base Yr



86013 CALLAWAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	80,910
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	145,910
SOH/AGL Deduction	27,784
ASSESSED VALUE	118,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,126
TOTAL JUST VALUE	145,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2290/1185	7/03/2019	WD	U	I	37	45,000
GRANTOR: GOLDSMITH CHRISTOPHER						
GRANTEE: POCKET RESERVES LLC						
1912/1019	4/12/2014	SW	U	I	12	18,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: GOLDSMITH CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S16 UOP=[YR=1998] W8 S10 E8 N10$ S12 E20 N5
DCK=[YR=2017] E6 N4 W6 S4$ N4 E10 N19$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	RSF-2	85.00	105.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS