

POMAR AMANDA L & DANIEL J
96135 CREWS CREEK AVE
YULEE, FL 32097

50-3N-28-0000-0027-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0800022,426140.6400105.48255,894199719970060.0040.00

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Quality05Quality Level 05

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,3561002,35699,404

UOP28025702,954

TOTALS2,6362,426102,358

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199719973802,800

20810CONCRETE A01000094.00SF6.506.5010019971997373446

30680POLE SHED01002020400.00SF6.006.00100201020103601,440

40940SHEDS/PORT01001224288.00SF18.0018.00100200020003201,037

50940SHEDS/PORT01001224288.00SF18.0018.00100201620163743,836

60351CARPORT MT01002020400.00SF10.0010.00100201520153702,800

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH100RMH0.000.001.00AC1.001.001.0080,000.0080,000.0080,000

REVIEW DATE08/16/2022BYKWA

Total Acres: 1.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0800022,426140.6400105.48255,894199719970060.0040.00

Heated Area: 2356HX Base Yr 2022

BAS1997

UOP2010

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE118,075

TOTAL MARKET OB/XF VALUE12,359

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE210,434

SOH/AGL Deduction44,331

ASSESSED VALUE166,103

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE116,103

TOTAL JUST VALUE210,434

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE209,274

PERMIT NUMDESCRIPTIONAMTISSUED

B23188XF0B6,05901/01/2010

B23189XF0B34,08301/01/2010

97-1737MH MOVE-ON004/01/1997

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2508/136210/26/2021WDUII30185,000

GRANTOR:POMAR JOSEPH III

GRANTEE:POMAR AMANDA L & DA

1578/13777/25/2008QCUII01100

GRANTOR:POMAR KIMBERLY K

GRANTEE:POMAR JOSEPH III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S31E42 UOP=[YR=2010] S14 E20 N14 W20 \$ E34 N31\$.

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