PT OF SEC 56-3N-28E
IN OR 2583/1390

POMAR JOSEPH/POMAR DANIEL JOSEPH ET AL
96111 CREWS CREEK AVE
YULEE, FL 32097

2025

50-3N-28-0000-0027-0030

BUILDING CHARACTERISTICS

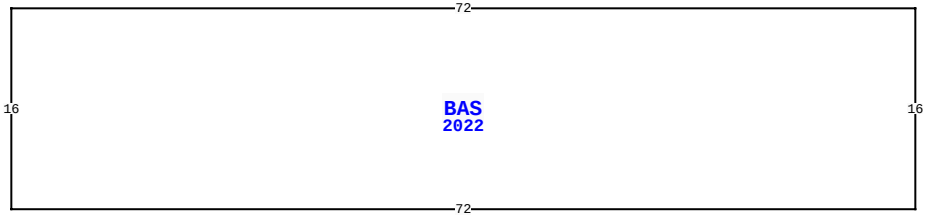
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2022	1,152	49,375
TOTALS	1,152			1,152	49,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	126.0600	107.15	123,437	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



96111 CREWS CREEK AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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		49,375
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,750
TOTAL MARKET VALUE		113,125
SOH/AGL Deduction		4,316
ASSESSED VALUE		108,809
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,087
TOTAL JUST VALUE		113,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018786	CO ISSUED	0	12/22/2022
22015102	MH MOVE-ON	0	10/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0054	8/11/2022	QC	U	I	11	100
GRANTOR: POMAR AMANDA L & DANI						
GRANTEE: POMAR AMANDA L & DA						
2583/1390	8/11/2022	QC	U	V	11	100
GRANTOR: POMAR AMANDA L & DANI						
GRANTEE: POMAR AMANDA L & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W72 S16 E72 N16$.

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	100		RMH	0.00	0.00	0.50	AC		1.00	1.00	1.50	85,000.00	127,500.00	63,750							

REVIEW DATE 01/08/2023 BY DJ Total Acres: 0.50 Total Land Value: 63,750 Market: 0 Agricultural: 0 Common: 63,750 PRINTED 07/30/2025 BY SYS