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

POMAR DANIEL JOSEPH/POMAR AMANDA L
96111 CREWS CREEK AVE
YULEE, FL 32097

2026

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

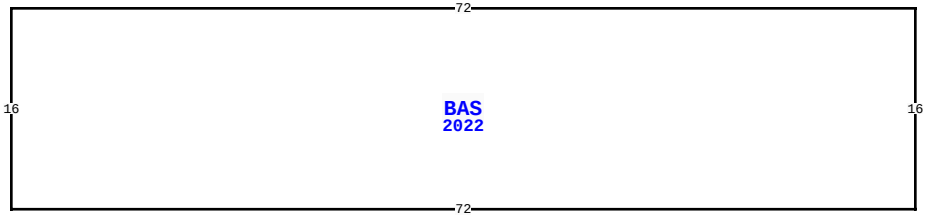
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2022	1,152	45,743
TOTALS	1,152			1,152	45,743

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	113.45	130,694	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 0% - 2026 Heated Area: 1152 HX Base Yr



96111 CREWS CREEK AVE, YULEE

BLD DATE | LGL DATE
XF DATE | LAND DATE 03/25/2026 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	45,743
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	113,243
SOH/AGL Deduction	0
ASSESSED VALUE	113,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,243
TOTAL JUST VALUE	113,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,125

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	0		RMH	0.00	0.00	0.50	AC		1.00	1.00	1.50	90,000.00	135,000.00	67,500							

REVIEW DATE 01/08/2023 BY DJ Total Acres: 0.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/09/2026 BY SYS