

LOT 22
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

BOONE BRADLEY & KAYCI
2311 YARD ARM WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0022-0000



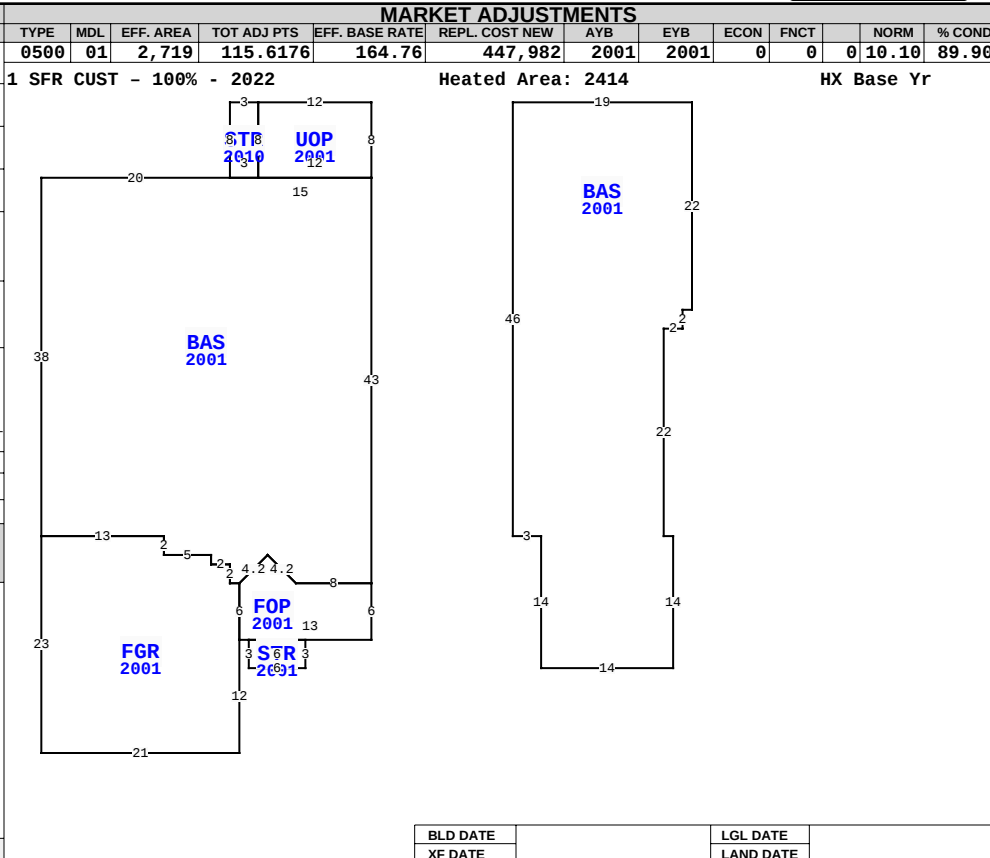
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	14	WD SHINGLE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,002	100	1,002	148,416
BAS	1,412	100	1,412	209,144
FGR	462	55	254	37,622
FOP	93	30	28	4,147
STR	18	10	2	297
STR	24	10	2	297
UOP	96	20	19	2,814
TOTALS	3,107		2,719	402,736

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	892.00	SF	5.20	5.20
2	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50	6.50
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
5	0855	CONC PAVER	0	100	0	0	1,665.00	SF	7.00	7.00
6	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00
7	0476	VF 6 SBPL	0	100	0	0	18.00	LF	32.00	32.00
8	0476	VF 6 SBPL	0	100	0	0	66.00	LF	40.00	40.00
9	0470	VNVL GATE	0	100	0	0	3.00	UT	300.00	300.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			0.00	0.00	1.00	LT



2311 YARD ARM WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

L N	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	0811	CONCRETE B	0	100	0	0	892.00	SF	5.20	5.20	100	2001	2001	3	82	3,803	
2	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50	6.50	100	2001	2001	3	82	437	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
5	0855	CONC PAVER	0	100	0	0	1,665.00	SF	7.00	7.00	100	2018	2018	3	98	11,422	
6	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	100	2018	2018	3	90	40,163	
7	0476	VF 6 SBPL	0	100	0	0	18.00	LF	32.00	32.00	100	2018	2018	3	95	547	
8	0476	VF 6 SBPL	0	100	0	0	66.00	LF	40.00	40.00	100	2018	2018	3	95	2,508	
9	0470	VNVL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2018	2018	3	95	855	

TOTAL OB/XF											62,745						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										402,736		
TOTAL LAND VALUE - MARKET										62,745		
TOTAL MARKET VALUE										160,000		
SOH/AGL Deduction										625,481		
ASSESSED VALUE										0		
TOTAL EXEMPTION VALUE										13		
BASE TAXABLE VALUE										625,481		
TOTAL JUST VALUE										0		
NCON VALUE										625,481		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										490,037		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173944	SWIM POOL	53,690	12/13/2017
B002588	NEW CONSTR	138,503	03/29/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q	U	V I	RSN CD	SALE PRICE
2502/1684	10/04/2021	WD	Q	I		01	700,000
GRANTOR: RIDDELL WILLIAM P & C							
GRANTEE: BOONE BRADLEY & KAY							
1678/0488	5/17/2010	WD	U	I		12	350,000
GRANTOR: STAPLETON PRISCILLA							
GRANTEE: RIDDELL WILLIAM P &							

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2001] W12 STR=[YR=2010] W3 S8 BAS=[YR=2001] W20 S38 FGR=[YR=2001] S23 E21 N12 FOP=[YR=2001] E1 STR=[YR=2001] S3 E6 N3 W6\$ E13 N6 W8 U3 L3 D3 L3 S6\$ N6 W1 N2 W2 N1 W5 N2 W13\$ E13 S2 E5 S1 E2 S2 E1 U3 R3 D3 R3 E8 N43 W15\$ E3 N8\$ S8 E12 N8\$ PTR= E15 BAS=[YR=2001] E19 S22 W1 S2 W2 S22 E1 S14 W14 N14 W3 N46 \$ W15\$.									