

LOT 24  
THE RESIDENCE @ AMELIA  
LANDINGS #5 PB 6/59

WARREN MICHAEL D  
2319 YARD ARM WAY  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0024-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 12 HARDWOOD 60    |
| Interior Floor           | 14 CARPET 40      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| 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       | 2,003            | 100         | 2,003        | 308,710              |
| DCK       | 28               | 10          | 3            | 463                  |
| DCK       | 336              | 10          | 34           | 5,240                |
| FGR       | 482              | 55          | 265          | 40,842               |
| FOP       | 36               | 30          | 11           | 1,696                |
| FOP       | 140              | 30          | 42           | 6,473                |
| FST       | 40               | 55          | 22           | 3,391                |
| FUS       | 294              | 100         | 294          | 45,312               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,359 |  | 2,674 | 412,126 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       |
| 2              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,673.00 | SF | 4.00     | 4.00           |
| 3              | 0810       | CONCRETE A  | 0 100   | 7 | 6 | 42.00    | SF | 6.50     | 6.50           |
| 4              | 1242       | WD DECK A   | 0 100   | 8 | 4 | 32.00    | SF | 10.00    | 10.00          |
| 5              | 0462       | ST/AL FNC   | 0 100   | 0 | 0 | 552.00   | SF | 10.00    | 10.00          |

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

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0500                     | 01  | 2,674     | 116.9280    | 166.62         | 445,542        | 2007 | 2007 | 0    | 0    |
| 1 SFR CUST - 100% - 2009 |     |           |             |                |                |      |      |      |      |
| Heated Area: 2297        |     |           |             |                |                |      |      |      |      |
| HX Base Yr 2009          |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 12,070      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 412,126   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 12,070    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 160,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 584,196   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 266,036   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 318,160   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 55,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 263,160   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 584,196   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 454,038   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20120126   | ST/AL       | 3,548  | 01/24/2012 |
| 20071148   | OTHER       | 1,500  | 06/20/2007 |
| 20062678   | H/AC        | 11,000 | 12/07/2006 |
| 20061893   | OTHER       | 7,000  | 08/10/2006 |
| 20061457   | ELEC OTHER  | 2,000  | 06/27/2006 |
| 20060902   | DEMOLITION  | 0      | 04/27/2006 |

| SALES DATA                     |           |              |        |        |           |               |  |  |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2451/1713                      | 4/07/2021 | QC           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: WARREN MICHAEL & DEBO |           |              |        |        |           |               |  |  |  |
| GRANTEE: WARREN MICHAEL D      |           |              |        |        |           |               |  |  |  |
| 2145/0398                      | 8/06/2017 | LE           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: WARREN MICHAEL & DEBO |           |              |        |        |           |               |  |  |  |
| GRANTEE: BUCHHOLZ KEITH & SA   |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W9 DCK=[YR=2015] N5 W8 N7 W4 N11 W12 S6 W4 S5 E8 S12 FOP=[YR=2007] S7 E20 N7 W20\$ E20\$ S7 W20 N13 W13 S6 W11 S41 FST=[YR=2007] S4 FGR=[YR=2007] S21 E12 S2 E10 N23 W22\$ E10 N4 W10\$ E10 S4 E11 N9 E6 FOP=[YR=2007] S2 E1 DCK=[YR=2007] S4 E7 N4 W7\$ E8 N2 W1 N3 W6 S3 W2\$ E2 N3 E6 S3 E5 S2 E13 N38\$ PTR=E15 FUS=[YR=2007] E14 S21 W14 N21\$ W15\$. |  |  |  |  |  |  |  |  |  |