

LOT 28
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

CRAMER LIVING TRUST/CRAMER RICHARD B JR TRUSTEE
2351 YARD ARM WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,638	100	1,638	242,462
FGR	519	55	285	42,187
FOP	116	30	35	5,180
FOP	193	30	58	8,585
FUS	785	100	785	116,198
STR	39	10	4	592
UOP	48	20	10	1,481

TOTALS	3,338		2,815	416,685
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EXTRA FEATURES

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	0812	CONCRETE C	0 100	0	0	1,199.00	SF	4.00	4.00	100	2001	2001	3	82	3,933	
2	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	2001	2001	3	20	64	
3	0810	CONCRETE A	0 100	0	0	300.00	SF	6.50	6.50	100	2002	2002	3	83	1,619	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY					
0500	01	2,815	115.4160	164.47	462,983	2001	2001	0	0	0 10.00	90.00	STANDARD					
1 SFR CUST - 100% - 2016												Tax Group: 2					
Heated Area: 2423												Tax Dist:					
HX Base Yr 2016												BUILDING MARKET VALUE					
												TOTAL MARKET OB/XF VALUE					
												TOTAL LAND VALUE - MARKET					
												TOTAL MARKET VALUE					
												SOH/AGL Deduction					
												ASSESSED VALUE					
												TOTAL EXEMPTION VALUE					
												BASE TAXABLE VALUE					
												TOTAL JUST VALUE					
												NCON VALUE					
												INCOME VALUE					
												PREVIOUS YEAR MKT VALUE					

2351 YARD ARM WAY, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

OB/XF MKT VALUE

NOTES

FOP=[YR=2001] W7 UOP=[YR=2001] N8 W6 S8 E6 \$ W12 D2 L2

BAS=[YR=2001] L2 U2 W6 D2 L2 U2 L2 W12 S36

FGR=[YR=2001] S30 E21 N24 W4 S3 W9 N7 W3 N2 W5 \$ E5 S2 E3 S7

E9 N3 E8 FOP=[YR=2001] S4 STR=[YR=2002] S3 E13 N3 W13\$ E20N6

W2 D2 L2 W6 U2 L2 W2 N2 W6 S4 \$ N4 E6 S2 E2 D2 R2 E6 U2

R2 E2 N30 W13 U2 L2 D2 L1 U3 L2 W3 N5 \$ S5 E3 D3 R2 U2

R1 D2 R2 E13 N10 \$ PTR= E15 FUS=[YR=2001] E4 N6 W1 N6 E22

S31 W6 S4 W13 N4 W6 N19 \$ W15 \$.

TOTAL OB/XF 5,616

REVIEW DATE 04/01/2020 BY DJA

Total Acres: 0.00

Total Land Value: 160,000

Market: 0

Agricultural: 0

Common: 160,000

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