

LOT 29 IN OR 880/670
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

DAVENPORT HAROLD G & BARBARA A
2357 YARD ARM WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1652-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,514	100	1,514	232,773
DCK	266	10	27	4,151
FGR	434	55	239	36,745
FOP	44	30	13	1,999
FSP	288	40	115	17,681
UOP	18	20	4	615

TOTALS 2,564 1,912 293,964

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0 100	0	0	734.00	SF	5.20	5.20	100	2001	2001	3	82	3,130	
3	1242	WD DECK A	0 100	6	4	24.00	SF	10.00	10.00	100	2001	2001	3	20	48	
4	0820	WOOD WALK	0 100	0	0	34.00	SF	11.75	11.75	100	2004	2004	3	40	160	
5	0855	CONC PAVER	0 100	0	0	140.00	SF	10.00	10.00	100	2004	2004	3	86	1,204	
6	0940	SHEDS/PORT	0 100	10	8	80.00	SF	19.50	19.50	100	2005	2005	3	27	421	

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													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 SFR CUST - 100% - 2002													0500	01	1,912	119.8785	170.83	326,627	2001	2001	0	0	0 10.00	90.00
Heated Area: 1514													HX Base Yr 2002											

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

2357 YARD ARM WAY, FERNANDINA BEACH													TOTAL OB/XF 7,973											
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NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		293,964	
TOTAL MARKET OB/XF VALUE		7,973	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		461,937	
SOH/AGL Deduction		240,254	
ASSESSED VALUE		221,683	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		171,683	
TOTAL JUST VALUE		461,937	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051225	XFOB	2,000	02/11/2005
B2004422	NEW CONSTR	123,500	11/30/2000

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0880/0670	4/26/1999	WD	Q	V		37,500

GRANTOR: AMELIA LANDINGS PARTN

GRANTEE: DAVENPORT HAROLD G