

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

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

2024

00-00-31-1652-0022-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																							
Exterior Wall	10	ABOVE AVG 80	0500	01	2,719	115.6176	173.43	471,556	2001	2001	0	0	10.60	89.40	VALUATION BY STANDARD																							
Exterior Wall	14	WD SHINGLE 20	1 SFR CUST - 100% - 2022												Heated Area: 2414												HX Base Yr											
Roof Structure	03	GABLE/HIP 100													VALUATION SUMMARY																							
Roof Cover	03	COMP SHNGL 100													Tax Group: 2												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												421,571											
Interior Floor	12	HARDWOOD 70													TOTAL MARKET OB/XF VALUE												61,110											
Interior Floor	14	CARPET 30													TOTAL LAND VALUE - MARKET												160,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												642,681											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												0											
Bedrooms	02	WOOD FRAME 100													ASSESSED VALUE												642,681											
Bathrooms	4	100													TOTAL EXEMPTION VALUE												13 642,681											
Bathrooms	3.5	100													BASE TAXABLE VALUE												0											
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE												642,681																							
Stories	2.	2. 100	NCON VALUE												0																							
Units	0	100	INCOME VALUE																																			
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												625,481																							
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	155,357																																		
BAS	1,412	100	1,412	218,925																																		
FGR	462	55	254	39,382																																		
FOP	93	30	28	4,341																																		
STR	18	10	2	310																																		
STR	24	10	2	310																																		
UOP	96	20	19	2,946																																		
TOTALS															3,107 2,719 421,571																							
EXTRA FEATURES															2311 YARD ARM WAY, FERNANDINA BEACH																							
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	80	3,711																						
2	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50	6.50	100	2001	2001	3	80	426																						
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975																						
4	0855	CONC PAVER	0	100	0	0	1,665.00	SF	7.00	7.00	100	2018	2018	3	97	11,305																						
5	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	100	2018	2018	3	87	38,824																						
6	0476	VF 6 SBPL	0	100	0	0	18.00	LF	32.00	32.00	100	2018	2018	3	94	541																						
7	0476	VF 6 SBPL	0	100	0	0	66.00	LF	40.00	40.00	100	2018	2018	3	94	2,482																						
8	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2018	2018	3	94	846																						
TOTAL OB/XF															61,110																							
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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000																					
REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS																																						