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

2024

00-00-31-1652-0029-0000

NASSAU COUNTY PROPERTY

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

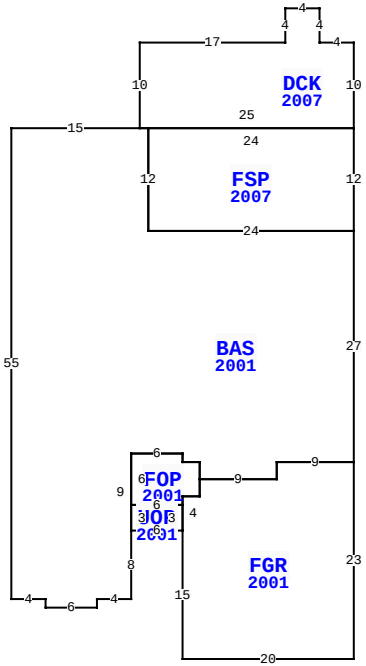
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	1,514	243,661
DCK	266	10	27	4,345
FGR	434	55	239	38,464
FOP	44	30	13	2,093
FSP	288	40	115	18,508
UOP	18	20	4	644
TOTALS	2,564		1,912	307,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,912	119.8785	179.82	343,816	2001	2001	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2002 Heated Area: 1514 HX Base Yr 2002



2357 YARD ARM WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		307,715
TOTAL MARKET OB/XF VALUE		7,786
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		475,501
SOH/AGL Deduction		247,168
ASSESSED VALUE		228,333
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,333
TOTAL JUST VALUE		475,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,937

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

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 S55 E4 S1 E6 N1 E4 N8 UOP=[YR=2001] E6 FGR=[YR=2001] S15 E20 N23 W9 S2 W9 FOP=[YR=2001] N2 W2 N1 W6 S6 E6 N1 E2 N2$ S2 W2 S4$ N3 W6 S3$ N9 E6 S1 E2 S2 E9 N2 E9 N27 FSP=[YR=2007] N12 DCK=[YR=2007] N10 W4 N4 W4 S4 W17 S10 E25$ W24 S12 E24$ W24 N12 W1$.

EXTRA FEATURES

LN	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	85	2,975	
2	0811	CONCRETE B	0	100	0	0	734.00	SF	5.20	5.20	100	2001	2001	3	80	3,053	
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	84	1,176	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	100	2005	2005	3	24	374	

LAND DESCRIPTION

TOTAL OB/XF 7,786

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS