

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

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

2025

00-00-31-1652-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	14	WD SHINGLE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,002	100	2001	1,002	204,567
BAS	1,412	100	2001	1,412	288,272
FGR	462	55	2001	254	51,856
FOP	93	30	2001	28	5,716
STR	18	10	2001	2	408
STR	24	10	2010	2	408
UOP	96	20	2001	19	3,879

TOTALS	3,107			2,719	555,108
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	892.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0855	CONC PAVER	0	100	0	0	1,665.00	SF	7.00
5	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00
6	0476	VF 6 SBPL	0	100	0	0	18.00	LF	32.00
7	0476	VF 6 SBPL	0	100	0	0	66.00	LF	40.00
8	0470	VNVL GATE	0	100	0	0	3.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	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	NORM	% COND
0500	11	2,719	145.3478	229.65	624,418	2001	2001	0	0	11.10	88.90

1 SFR CUST - 100% - 2022

Heated Area: 2414

HX Base Yr

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/01/2025

MLU

TOTAL OB/XF									
59,602									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY					PAGE 1 of 1				
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					555,108				
TOTAL MARKET OB/XF VALUE					59,602				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					794,710				
SOH/AGL Deduction					133,391				
ASSESSED VALUE					661,319				
TOTAL EXEMPTION VALUE					13				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					794,710				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					642,681				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173944	SWIM POOL	53,690	12/13/2017
B002588	NEW CONSTR	138,503	03/29/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2502/1684	10/04/2021	WD	Q	I	01	700,000			
GRANTOR: RIDDELL WILLIAM P & C									
GRANTEE: BOONE BRADLEY & KAY									
1678/0488	5/17/2010	WD	U	I	12	350,000			
GRANTOR: STAPLETON PRISCILLA									
GRANTEE: RIDDELL WILLIAM P &									

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2001] W12 STR=[YR=2010] W3 S8 BAS=[YR=2001] W20 S38 FGR=[YR=2001] S23 E21 N12 FOP=[YR=2001] E1 STR=[YR=2001] S3 E6 N3 W6\$ E13 N6 W8 U3 L3 D3 L3 S6\$ N6 W1 N2 W2 N1 W5 N2 W13\$ E13 S2 E5 S1 E2 S2 E1 U3 R3 D3 R3 E8 N43 W15\$ E3 N8\$ S8 E12 N8\$ PTR= E15 BAS=[YR=2001] E19 S22 W1 S2 W2 S22 E1 S14 W14 N14 W3 N46 \$ W15\$.									