

LOT 24
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

WARREN MICHAEL D
2319 YARD ARM WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	1049.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2007	2,003	425,655
DCK	28	10	2007	3	638
DCK	336	10	2015	34	7,226
FGR	482	55	2007	265	56,315
FOP	36	30	2007	11	2,338
FOP	140	30	2007	42	8,926
FST	40	55	2007	22	4,676
FUS	294	100	2007	294	62,478

TOTALS	3,359			2,674	568,248
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
2	0812	CONCRETE C	0	100	0	0		1,673.00	SF 4.00
3	0810	CONCRETE A	0	100	7	6		42.00	SF 6.50
4	1242	WD DECK A	0	100	8	4		32.00	SF 10.00
5	0462	ST/AL FNC	0	100	0	0		552.00	SF 10.00

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

REVIEW DATE 12/28/2022 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,674	146.9952	232.25	621,036	2007	2007	0	0	8.50	91.50
1 SFR CUST - 100% - 2009 Heated Area: 2297 HX Base Yr 2009											

BLD DATE	10/07/2009	KB	LGL DATE	
XF DATE	10/07/2009	KB	LAND DATE	05/01/2025
INC DATE			AG DATE	MLU

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	2007	2007	3	90	1,800	
2	0812	CONCRETE C	0	100	0	0		1,673.00	SF 4.00	100	2007	2007	3	87	5,822	
3	0810	CONCRETE A	0	100	7	6		42.00	SF 6.50	100	2007	2007	3	87	238	
4	1242	WD DECK A	0	100	8	4		32.00	SF 10.00	100	2007	2007	3	27	86	
5	0462	ST/AL FNC	0	100	0	0		552.00	SF 10.00	100	2012	2012	3	64	3,533	

TOTAL OB/XF										11,479						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		568,248	
TOTAL MARKET OB/XF VALUE		11,479	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		759,727	
SOH/AGL Deduction		422,519	
ASSESSED VALUE		337,208	
TOTAL EXEMPTION VALUE		HX HB DX	55,722
BASE TAXABLE VALUE		281,486	
TOTAL JUST VALUE		759,727	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		603,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120126	ST/AL	3,548	01/24/2012
20071148	OTHER	1,500	06/20/2007
20062678	H/AC	11,000	12/07/2006
20061893	OTHER	7,000	08/10/2006
20061457	ELEC OTHER	2,000	06/27/2006
20060902	DEMOLITION	0	04/27/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2451/1713	4/07/2021	QC	U	I	11	100	
GRANTOR: WARREN MICHAEL & DEBO							
GRANTEE: WARREN MICHAEL D							
2145/0398	8/06/2017	LE	U	I	11	100	
GRANTOR: WARREN MICHAEL & DEBO							
GRANTEE: BUCHHOLZ KEITH & SA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W9 DCK=[YR=2015] N5 W8 N7 W4 N11 W12 S6 W4 S5 E8 S12 FOP=[YR=2007] S7 E20 N7 W20\$ E20\$ S7 W20 N13 W13 S6 W11 S41 FST=[YR=2007] S4 FGR=[YR=2007] S21 E12 S2 E10 N23 W22\$ E10 N4 W10\$ E10 S4 E11 N9 E6 FOP=[YR=2007] S2 E1 DCK=[YR=2007] S4 E7 N4 W7\$ E8 N2 W1 N3 W6 S3 W2\$ E2 N3 E6 S3 E5 S2 E13 N38\$ PTR=E15 FUS=[YR=2007] E14 S21 W14 N21\$ W15\$.									

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