LOT 26
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

THOMAS JAY
2323 YARD ARM WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0026-0000

BUILDING CHARACTERISTICS

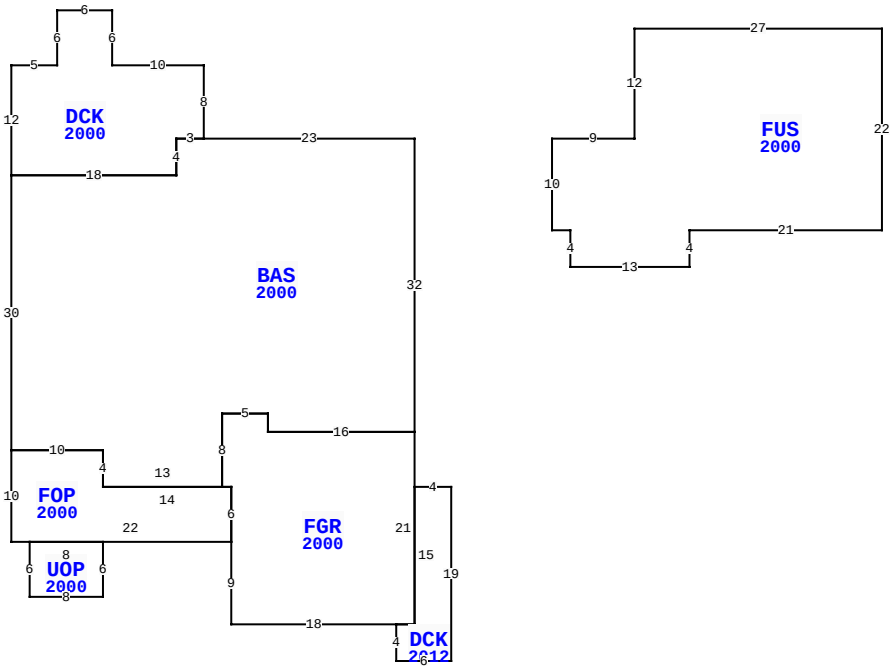
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,424	100	2000	1,424	281,588
DCK	276	10	2000	28	5,537
DCK	84	10	2012	8	1,582
FGR	436	55	2000	240	47,459
FOP	184	30	2000	55	10,876
FUS	736	100	2000	736	145,540
UOP	48	20	2000	10	1,977
TOTALS	3,188			2,501	494,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,501	141.4195	223.44	558,823	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2021 Heated Area: 2160 HX Base Yr 2021



2323 YARD ARM WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		494,558
TOTAL MARKET OB/XF VALUE		4,333
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		678,891
SOH/AGL Deduction		338,317
ASSESSED VALUE		340,574
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,852
TOTAL JUST VALUE		678,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071850	XFOB	100	10/02/2007
20060417	DEMOLITION	0	03/01/2006
20060030	GAS	75	01/10/2006
20051704	REMODEL	19,000	04/29/2005
20042341	ADDITION	1,000	12/14/2004
B041588	REPAIR/RRF	2,000	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/06/2020	CN	Q	I	02	482,500
GRANTOR: EYRAUD JAMES B						
GRANTEE: THOMAS JAY						
2053/1293	6/17/2016	WD	Q	I	01	388,000
GRANTOR: COOMBE RICHARD R & CA						
GRANTEE: EYRAUD JAMES B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 DCK=[YR=2000] N8 W10 N6 W6 S6 W5 S12 E18 N4 E3$ W3 S4 W18 S30 FOP=[YR=2000] S10 E2 UOP=[YR=2000] S6 E8 N6 W8$ E22 FGR=[YR=2000] S9 E18 DCK=[YR=2012] S4 E6 N19 W4 S15 W2$ E2 N21 W16 N2 W5 S8 E1 S6$ N6 W14 N4 W10$ E10 S4 E13 N8 E5 S2 E16 N32$ PTR= E15 FUS=[YR=2000] E9 N12 E27 S22 W21S4 W13 N4 W2 N10$ W15$.

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	0811	CONCRETE B	0	100	0	0	763.00	SF	5.20	5.20	100	2000	2000	3	77	3,055	
2	0810	CONCRETE A	0	100	0	0	119.00	SF	6.50	6.50	100	2000	2000	3	77	596	
3	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	
4	0471	VINYL FNC	0	100	0	0	30.00	LF	32.00	32.00	100	2006	2006	3	66	634	

LAND DESCRIPTION

TOTAL OB/XF 4,333

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	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS