LOT 27
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

ORTIZ-CANTILLO KATHIA A
2333 YARD ARM WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0027-0000

BUILDING CHARACTERISTICS

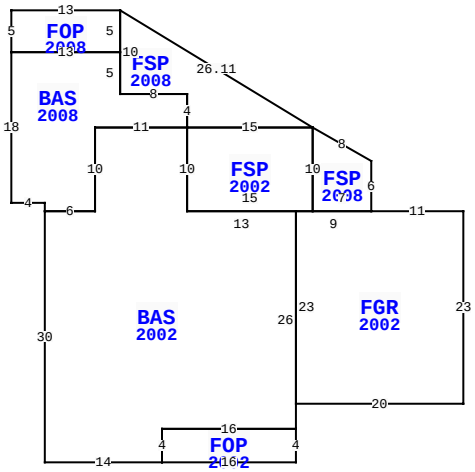
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	

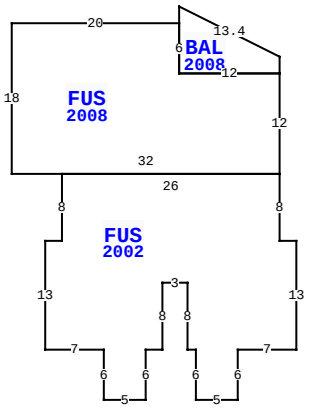
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	2008	9	1,992
BAS	946	100	2002	946	209,381
BAS	245	100	2008	245	54,226
FGR	460	55	2002	253	55,997
FOP	64	30	2002	19	4,206
FOP	65	30	2008	20	4,426
FSP	150	40	2002	60	13,280
FSP	56	40	2008	22	4,869
FSP	129	40	2008	52	11,509
FUS	634	100	2002	634	140,325
TOTALS	3,313			2,764	611,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,764	149.8200	236.72	654,294	2002	2010	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2020 Heated Area: 2329 HX Base Yr 2020





** This building has 11 Sub-Areas

2333 YARD ARM WAY, FERNANDINA BEACH

BLD DATE	11/20/2008 DJ	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		611,765
TOTAL MARKET OB/XF VALUE		9,065
TOTAL LAND VALUE - MARKET		189,000
TOTAL MARKET VALUE		809,830
SOH/AGL Deduction		376,334
ASSESSED VALUE		433,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,774
TOTAL JUST VALUE		809,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080117	ELEC OTHER	2,300	01/28/2008
20080080	H/AC	4,500	01/22/2008
20072200	OTHER	3,500	12/10/2007
B020236	NEW CONSTR	100,000	02/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2309/1316	10/03/2019	WD	Q	I	02	545,000
GRANTOR: JAY DONALD W & MARY M						
GRANTEE: ORTIZ-CANTILLO KATH						
1034/1048	2/01/2002	WD	Q	V		48,000
GRANTOR: HANNAH JAMES R						
GRANTEE: JAY DONALD W & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W11 FSP=[YR=2008] N6 U4 L7 FSP=[YR=2002] W15 S10 E15 N10$ FSP=[YR=2008] U14 L23 FOP=[YR=2008] W13 S5 BAS=[YR=2008] S18 E4 S1 BAS=[YR=2002] S30 E14 FOP=[YR=2002] E16 N4 W16 S4 $ N4 E16 N26 W13 N10 W11 S10 W6$ E6 N10 E11 N4 W8 N5 W13$ E13 N5$ S10 E8 S4 E15$ S10 E7$ W9 S23 E20 N23$ PTR=E20 FUS=[YR=2008] E20 BAL=[YR=2008] N2 R12 D6 S2 W12 N6$ S6 E12 S12 FUS=[YR=2002] S8 E2 S13 W7 S6 W5 N6 W1 N8 W3 S8 W2 S6 W5 N6 W7 N13 E2 N8 E26$ W32 N18$ W20$.

EXTRA FEATURES

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	708.00	SF	5.20	5.20	100	2002	2002	3	80	2,945	
2	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2002	2002	3	20	48	
3	0855	CONC PAVER	0	100	0	0	229.00	SF	10.00	10.00	100	2008	2008	3	88	2,015	
4	0855	CONC PAVER	0	100	0	0	461.00	SF	10.00	10.00	100	2008	2008	3	88	4,057	

LAND DESCRIPTION

TOTAL OB/XF 9,065

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.05	180,000.00	189,000.00	189,000							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 189,000 Market: 0 Agricultural: 0 Common: 189,000 PRINTED 07/30/2025 BY SYS