LOT 28
THE RESIDENCE @ AMELIA
LANDINGS #5 PB 6/59

CRAMER LIVING TRUST/CRAMER RICHARD B JR TRUSTEE
2351 YARD ARM WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1652-0028-0000

BUILDING CHARACTERISTICS

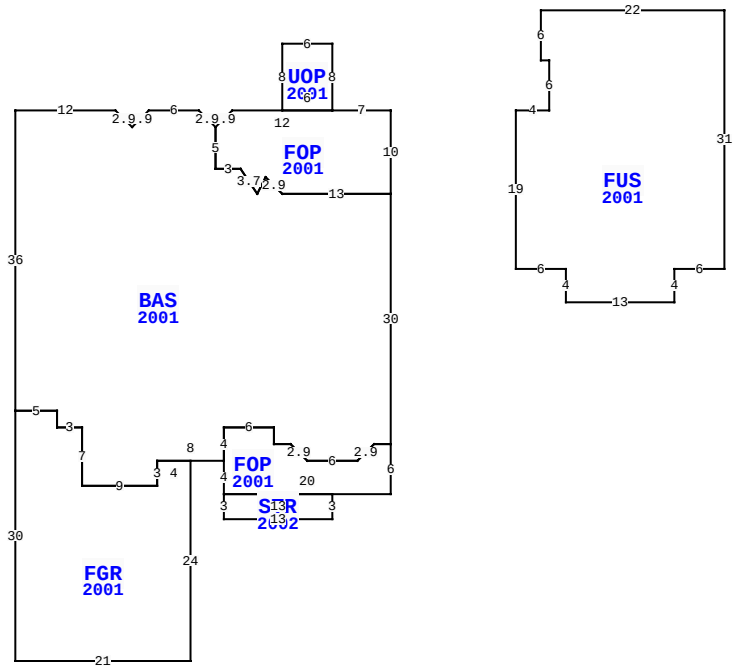
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,638	100	2001	1,638	334,206
FGR	519	55	2001	285	58,149
FOP	116	30	2001	35	7,141
FOP	193	30	2001	58	11,834
FUS	785	100	2001	785	160,165
STR	39	10	2002	4	816
UOP	48	20	2001	10	2,041
TOTALS	3,338			2,815	574,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,815	145.0944	229.25	645,339	2001	2001	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2016 Heated Area: 2423 HX Base Yr 2016



2351 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		574,352
TOTAL MARKET OB/XF VALUE		5,413
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		759,765
SOH/AGL Deduction		369,908
ASSESSED VALUE		389,857
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,135
TOTAL JUST VALUE		759,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152967	KITREM	50,000	12/21/2015
20100857	H/AC	12,624	05/25/2010
B021495	XFOB	1,000	09/04/2002
B991801	NEW CONSTR	148,819	12/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0466	2/12/2019	WD	U	I	11	100
GRANTOR: CRAMER RICHARD B JR &						
GRANTEE: CRAMER LIVING TRUST						
1988/0002	6/26/2015	WD	Q	I	02	427,000
GRANTOR: COBLE JAMES G						
GRANTEE: CRAMER RICHARD B JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W7 UOP=[YR=2001] N8 W6 S8 E6 $ W12 D2 L2 BAS=[YR=2001] L2 U2 W6 D2 L2 U2 L2 W12 S36 FGR=[YR=2001] S30 E21 N24 W4 S3 W9 N7 W3 N2 W5 $ E5 S2 E3 S7 E9 N3 E8 FOP=[YR=2001] S4 STR=[YR=2002] S3 E13 N3 W13$ E20N6 W2 D2 L2 W6 U2 L2 W2 N2 W6 S4 $ N4 E6 S2 E2 D2 R2 E6 U2 R2 E2 N30 W13 U2 L2 D2 L1 U3 L2 W3 N5 $ S5 E3 D3 R2 U2 R1 D2 R2 E13 N10 $ PTR= E15 FUS=[YR=2001] E4 N6 W1 N6 E22 S31 W6 S4 W13 N4 W6 N19 $ 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	0812	CONCRETE C	0	100	0	0	1,199.00	SF	4.00	4.00	100	2001	2001	3	79	3,789	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2001	2001	3	20	64	
3	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2002	2002	3	80	1,560	

LAND DESCRIPTION

TOTAL OB/XF 5,413

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 04/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS