

BLOCK 12 LOT 8
IN OR 1110/1471
AMELIA PARK PHASE 1 UNIT 4

REVELL ELIZABETH J
1616 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0012-0080



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	23 REINF CONC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

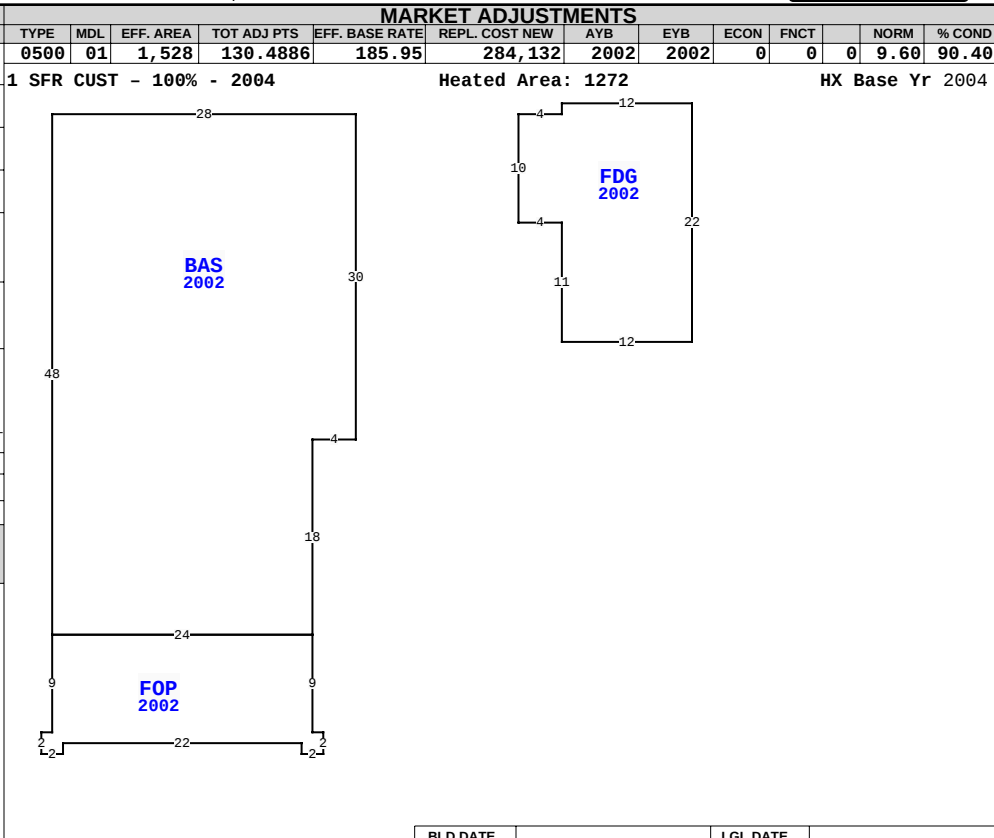
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	213,821
FDG	304	60	182	30,594
FOP	246	30	74	12,439
TOTALS	1,822		1,528	256,855

EXTRA FEATURES	
L N	OB/XF CODE

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0810	CONCRETE A	0 100	60	3	180.00	SF	6.50	6.50	100	2002	2002	3	83	971	
3	0810	CONCRETE A	0 100	25	16	400.00	SF	6.50	6.50	100	2002	2002	3	83	2,158	
4	1242	WD DECK A	0 100	0	0	28.00	SF	10.00	10.00	100	2002	2002	3	21	59	
5	0861	POOL GUNIT	0 100	21	10	210.00	SF	85.00	85.00	100	2003	2003	3	36	6,426	
6	0845	KOOL DECK	0 100	0	0	400.00	SF	14.50	14.50	100	2003	2003	3	84	4,872	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2003	2003	3	22	880	
8	1243	WD DECK F	0 100	5	4	20.00	SF	8.00	8.00	100	2003	2003	3	22	35	
9	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	6.50	100	2003	2003	3	84	175	
10	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	

LAND DESCRIPTION	
L N	USE CODE
1	000100



1616 RUSKIN LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										18,813		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	1	

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	2
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,855
TOTAL MARKET OB/XF VALUE	20,759
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	397,614
SOH/AGL Deduction	171,799
ASSESSED VALUE	225,815
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	175,815
TOTAL JUST VALUE	397,614
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033558	NEW CONSTR	1,000	07/23/2003
20033542	SWIM POOL	22,000	07/22/2003
20020217	NEW CONSTR	87,800	02/07/2002

SALES DATA	
OFF RECORD Number	DATE
1110/1471	1/31/2003
GRANTOR: MEADOWFIELD OF JACKSO	
GRANTEE: REVELL ELIZABETH J	
1024/0066	12/10/2001
GRANTOR: AMELIA PARK DEVELOPME	
GRANTEE: MEADOWFIELD OF JACK	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W28 S48 FOP=[YR=2002] S9 W1 S2 E2 N1 E22 S1 E2 N2 W1 N9 W24 \$ E24 N18 E4 N30 \$ PTR= E15 FDG=[YR=2002] E4 N1 E12 S22 W12 N11 W4 N10 \$ W15 \$.	

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