

BLOCK 12 LOT 10
IN OR 2153/22
AMELIA PARK PHASE 1 UNIT 4

PINEAULT SANDRA J & NORMAN JOINT TRUST/PINEAULT NO
1624 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0012-0100



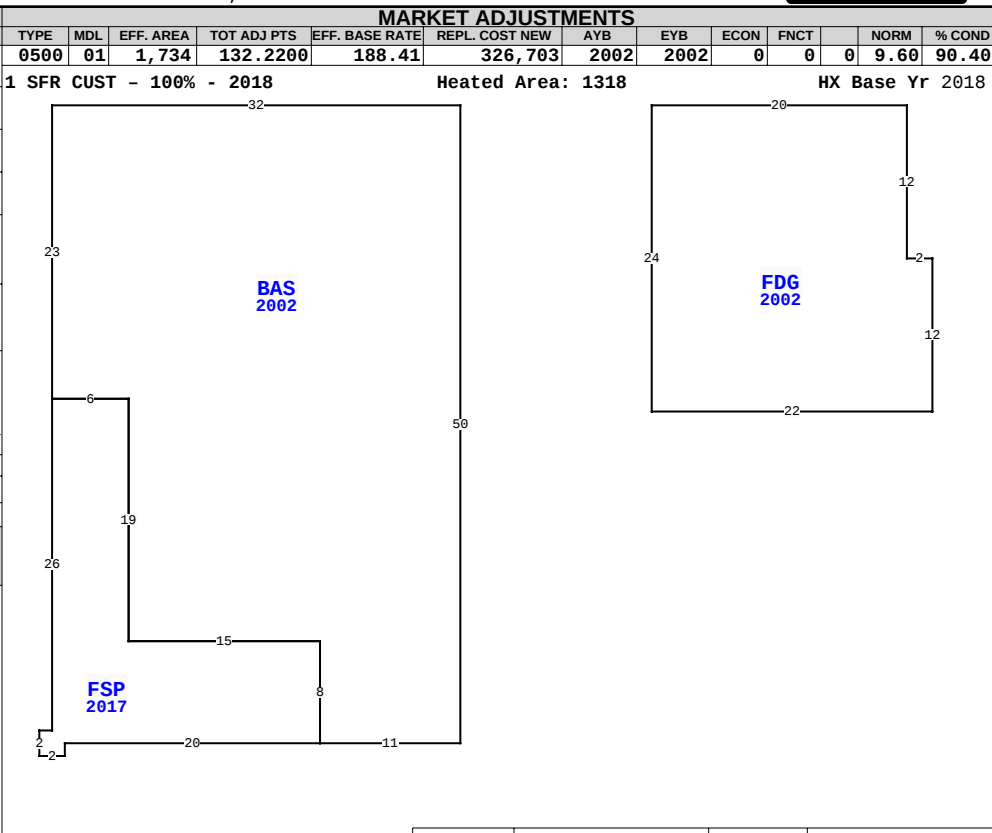
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	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	1,318	100	1,318	224,485
FDG	504	60	302	51,438
FSP	285	40	114	19,417
TOTALS	2,107		1,734	295,340

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	553.00	SF	6.50	
3	0810	CONCRETE A	0 100	10	4	40.00	SF	6.50	
4	1243	WD DECK F	0 100	0	0	24.00	SF	8.00	
5	0825	BRICK	0 100	40	4	160.00	SF	12.50	
6	0476	VF 6 SBPL	0 100	0	0	36.00	LF	32.00	
7	0810	CONCRETE A	0 100	10	17	170.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	40.00



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	295,340		
TOTAL MARKET OB/XF VALUE	9,849		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	425,189		
SOH/AGL Deduction	113,360		
ASSESSED VALUE	311,829		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	256,829		
TOTAL JUST VALUE	425,189		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	397,489		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033042	REMODEL	5,000	05/02/2003
020205	NEW CONSTR	93,138	02/06/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2153/0022	10/20/2017	WD	Q	I	02	400,000	
GRANTOR: REYNOLDS NANCY N							
GRANTEE: PINEAULT SANDRA J &							
2022/0569	1/08/2016	WD	Q	I	02	360,000	
GRANTOR: BRANTON DEBRA E							
GRANTEE: REYNOLDS NANCY N							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W32 S23 FSP=[YR=2017] S26 W1 S2 E2 N1 E20 N8 W15 N19 W6 \$ E6 S19 E15 S8 E11 N50 \$ PTR= E15 FDG=[YR=2002] E20 S12 E2 S12 W22 N24 \$ W15 \$.									