BLOCK 13 LOT 5
IN OR 1619/524
AMELIA PARK PHASE 1 UNIT 3

KAUFMAN MARK A & DONNA P LIVING REV TRUST/KAUFMAN
1716 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0013-0050

BUILDING CHARACTERISTICS

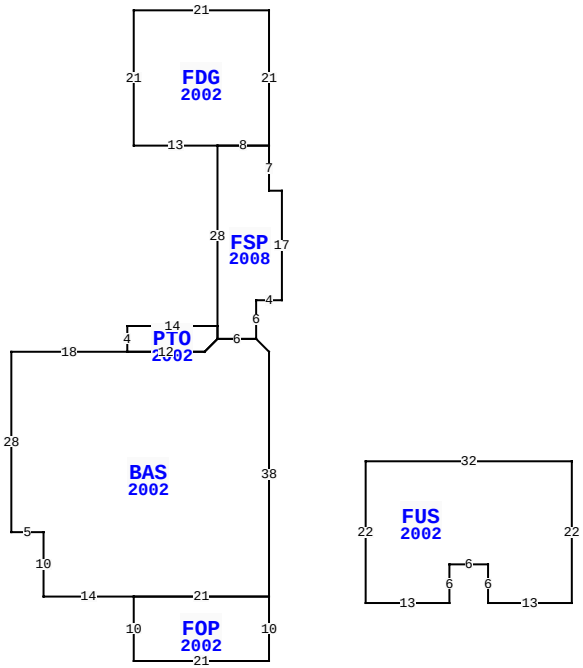
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,486	100	1,486	237,673
FDG	441	60	265	42,384
FOP	210	30	63	10,076
FSP	262	40	105	16,794
FUS	668	100	668	106,841
PTO	54	5	3	480
TOTALS	3,121		2,590	414,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,590	123.3408	175.76	455,218	2002	2003	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2003 Heated Area: 2154 HX Base Yr 2003



1716 RUSKIN LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		414,248
TOTAL MARKET OB/XF VALUE		33,940
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		598,188
SOH/AGL Deduction		267,703
ASSESSED VALUE		330,485
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,485
TOTAL JUST VALUE		598,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163304	SWIM POOL	40,000	12/05/2016
20110046	OTHER	250	01/10/2011
20110005	OTHER	300	01/03/2011
20102201	H/AC	500	12/30/2010
20062076	XFOB	4,300	09/09/2006
012534	NEW CONSTR	172,000	11/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/0524	5/06/2009	WD	U	I	11	100
GRANTOR: KAUFMAN MARK A & DONN						
GRANTEE: KAUFMAN MARK A & DO						
1120/1795	3/12/2003	QC	U	I	01	100
GRANTOR: KAUFMAN MARK A & DONN						
GRANTEE: THE MARK A & DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2002] W21S21E13 FSP=[YR=2008] S28 PTO=[YR=2002] W14S4 BAS=[YR=2002] W18 S28 E5 S10 E14 FOP=[YR=2002] S10 E21 N10 W21 $ E21 N38 U2 L2 W6 D2 L2 W12$E12 U2 R2 N2 $ S2 E6 N6 E4N17W2N7W8$ E8N21 $ PTR= E15 S70 FUS=[YR=2002] E32 S22 W13 N6W6 S6 W13 N22 $N70W15 $.

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	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	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	2002	2002	3	83	95	
3	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2002	2002	3	83	2,762	
4	0855	CONC PAVER	0	100	0	0	439.00	SF	10.00	10.00	100	2002	2002	3	83	3,644	
6	0478	VF 6 SLAT	0	100	0	0	47.00	LF	15.00	15.00	100	2003	2003	3	64	451	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	
8	0861	POOL GUNIT	0	100	0	0	299.00	SF	85.00	85.00	100	2017	2017	3	87	22,111	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640	

LAND DESCRIPTION

TOTAL OB/XF 33,940

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	SFR	100		PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

REVIEW DATE 07/21/2017 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS