



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	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
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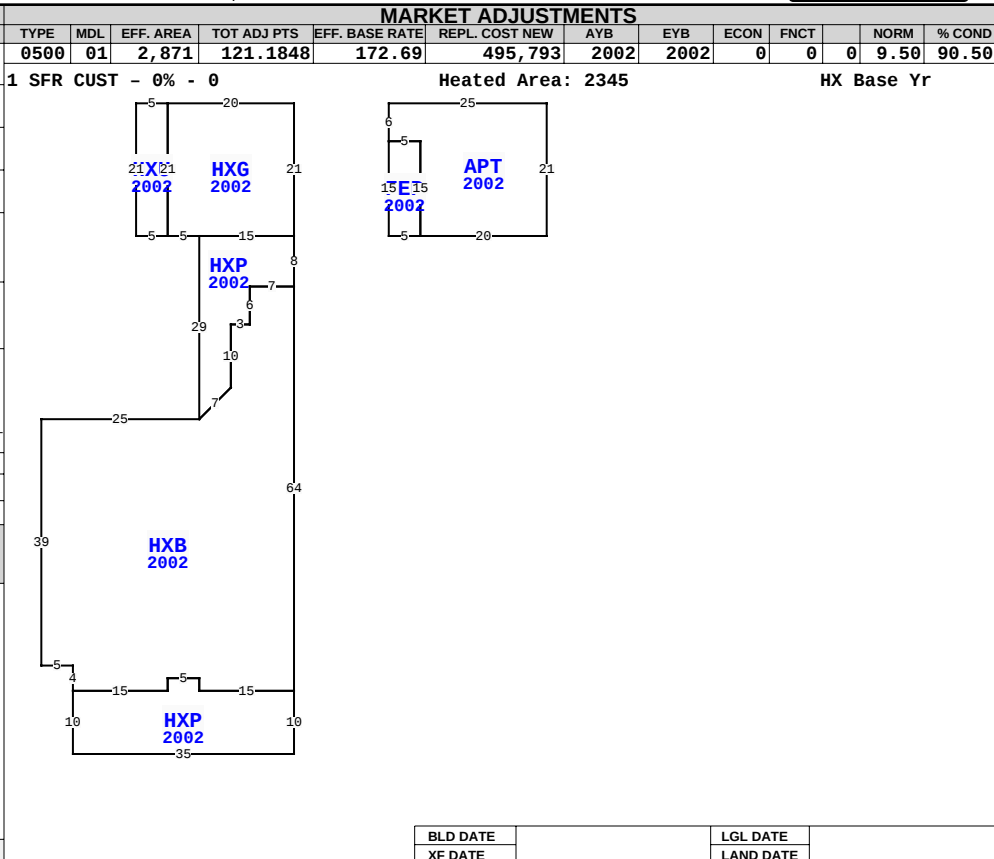
NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	450	100	450	70,328
FEP	75	80	60	9,377
HXB	1,895	100	1,895	296,159
HXG	420	55	231	36,101
HXP	231	30	69	10,784
HXP	360	30	108	16,879
HXU	105	55	58	9,064

TOTALS	3,536		2,871	448,693
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	595.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	6	10	60.00	SF	6.50	6.50	
3	0819	CONC 12"	0	0	2	7	14.00	SF	9.50	9.50	
4	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	
5	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	
6	0940	SHEDS/PORT	0	0	8	12	96.00	SF	33.00	33.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	50.00	FF	



1712 RUSKIN LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2002	2002	3	83	3,210	
100	2002	2002	3	83	324	
100	2002	2002	3	83	110	
100	2002	2002	3	61	549	
100	2002	2002	3	61	1,405	
100	2009	2009	3	45	1,426	

TOTAL OB/XF											
7,024											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	448,693		
TOTAL MARKET OB/XF VALUE	7,024		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	605,717		
SOH/AGL Deduction	9,704		
ASSESSED VALUE	596,013		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	596,013		
TOTAL JUST VALUE	605,717		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	568,961		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122161	H/AC	2,500	10/19/2012
012511	NEW CONSTR	204,000	11/15/2001
012512	NEW CONSTR	30,000	11/15/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2653/811	7/11/2023	QC U	I	I	11
GRANTOR: SIMON JENNIFER HASKEL					
GRANTEE: SIMON JENNIFER HASK					
2645/826	6/01/2023	QC U	I	I	11
GRANTOR: RUARK MARY W REVOCABL					
GRANTEE: SIMON JENNIFER HASK					

BUILDING NOTES											
BUILDING DIMENSIONS											
HXG=[YR=2002] W20 HXU=[YR=2002] W5 S21 E5 N21 \$ S21 E5 HXP=[YR=2002] S29 HXB=[YR=2002] W25 S39 E5 S4 HXP=[YR=2002] S10 E35 N10 W15 N2 W5 S2 W15 \$ E15 N2 E5 S2 E15 N64 W7 S6 W3 S10 L5 D5 \$ R5 U5 N10 E3 N6 E7 N8 W15 \$ E15 N21 \$ PTR= E15 APT=[YR=2002] E25 S21 W20 FEP=[YR=2002] W5 N15 E5 S15\$ N15 W5 N6 \$ W15 \$.											