

BLOCK 16 LOT 6C
IN OR 1763/755
AMELIA PARK PHASE 1 UNIT 5

EDLIN DONALD P LIVING TRUST/EDLIN DONALD P TRUSTEE
1548 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0016-06C0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
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

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1031.00
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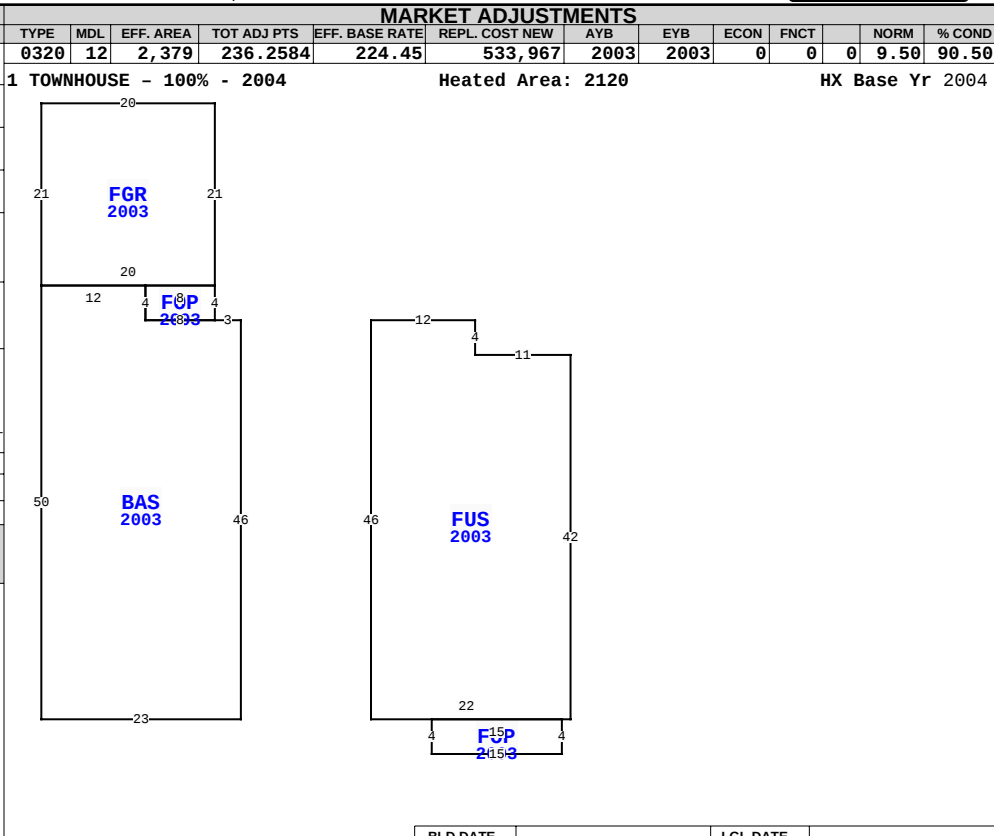
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	1,106	224,659
FGR	420	55	231	46,922
FOP	32	30	10	2,032
FOP	60	30	18	3,656
FUS	1,014	100	1,014	205,971
TOTALS	2,632		2,379	483,240

EXTRA FEATURES	
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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	0966	FIRE SPRNK	0 100	0	0	2,120.00	SF	4.50	4.50	100	2003	2003	3	84	8,014	
2	1131	REINFR	8 0 100	38	3	114.00	SF	11.03	11.03	100	2003	2003	3	96	1,207	
3	0855	CONC PAVER	0 100	0	0	255.00	SF	10.00	10.00	100	2003	2003	3	84	2,142	
4	1126	CB/STC 8"	0 100	13	5	65.00	SF	8.00	8.00	100	2003	2003	3	84	437	
5	0810	CONCRETE A	0 100	12	8	96.00	SF	13.00	13.00	100	2003	2003	3	84	1,048	
6	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	2003	2003	3	84	377	
7	0810	CONCRETE A	0 100	16	24	384.00	SF	6.50	6.50	100	2003	2003	3	84	2,097	
8	0478	VF 6 SLAT	0 100	0	0	30.00	LF	7.50	7.50	100	2003	2003	3	64	144	
9	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	
10	0478	VF 6 SLAT	0 100	0	0	23.00	LF	15.00	15.00	100	2003	2003	3	64	221	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	28.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	84,000							



1548 RUSKIN LN, FERNANDINA BEACH

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

TOTAL OB/XF	15,879
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				483,240			
TOTAL MARKET OB/XF VALUE				15,879			
TOTAL LAND VALUE - MARKET				84,000			
TOTAL MARKET VALUE				583,119			
SOH/AGL Deduction				326,960			
ASSESSED VALUE				256,159			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				206,159			
TOTAL JUST VALUE				583,119			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				466,079			