

DEGHUEE FAMILY TRUST/DEGHUEE BRADLEY J TRUSTEE
1536 RUSKIN LANE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0016-07C0

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall23REINF CONC 30

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo15HARDTILE 80

Interior Floo14CARPET 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
1.5 100
0 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1031.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,2881001,288268,442

FGR4845526655,439

FOP163051,042

FOP8830265,419

FUS1,0541001,054219,672

TOTALS2,9302,639550,013

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0320122,639241.8800

EFF. BASE RATE229.03

REPL. COST NEW604,410

AYB2004

EYB2004

ECON0

FNCT0

NORM9.00

% COND91.00

1 TOWNHOUSE - 100% - 2015

Heated Area: 2342

HX Base Yr 2015

FGR2004

FUS2004

FOP2004

BAS2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE550,013

TOTAL MARKET OB/XF VALUE17,897

TOTAL LAND VALUE - MARKET84,000

TOTAL MARKET VALUE651,910

SOH/AGL Deduction311,053

ASSESSED VALUE340,857

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE290,857

TOTAL JUST VALUE651,910

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE519,044

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / RSN CD SALE PRICE

1866/10297/08/2013WDQI02367,000

GRANTOR: DEAN RAYMOND R & HOPE

GRANTEE: DEGHEUE BRADLEY J &

1174/10809/23/2003WDQV36,000

GRANTOR: BRYLEN HOMES LTD

GRANTEE: DEAN RAYMOND R & HO

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W20 S25 BAS=[YR=2004] S46 E28 N46 W8

FOP=[YR=2004] N4 W4 S4 E4 \$ W20\$ E16 N4 E4 N21\$ PTR=E15 S25

FUS=[YR=2004] E16 S4 E12 S27 W15 S6 R7 D7 S2 FOP=[YR=2004] E5 S4 W22 N4 E17\$ W20 N46\$ W15N25\$.

EXTRA FEATURES

1536 RUSKIN LN, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10966FIRE SPRNK00002,341.00SF4.504.50100200420043869,060

21131REINFR80100383114.00SF11.0311.03100200420043961,207

30855CONC PAVER010000450.00SF10.0010.00100200420043863,870

40810CONCRETE A01001616256.00SF6.506.50100200420043861,431

50810CONCRETE A010027381.00SF6.506.5010020042004386453

60810CONCRETE A010071284.00SF6.506.5010020042004386470

70470VNYL GATE0100002.00UT300.00300.0010020042004366396

80478VF 6 SLAT01000087.00LF15.0015.0010020042004366861

90478VF 6 SLAT01000030.00LF7.507.5010020042004366149

LAND DESCRIPTIONTOTAL OB/XF17,897

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.0028.00FF1.001.001.003,000.003,000.0084,000

REVIEW DATE04/09/2018BYDJXTotal Acres: 0.00Total Land Value: 84,000Market: 0Agricultural: 0Common: 84,000PRINTED 08/02/2023 BY SYS