

BLOCK 16 LOT 8A
AMELIA PARK PHASE 1 UNIT 5
PB 6/295

JOHNSTON-MILLER RONNIE L/E/
1532 RUSKIN LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0016-08A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
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

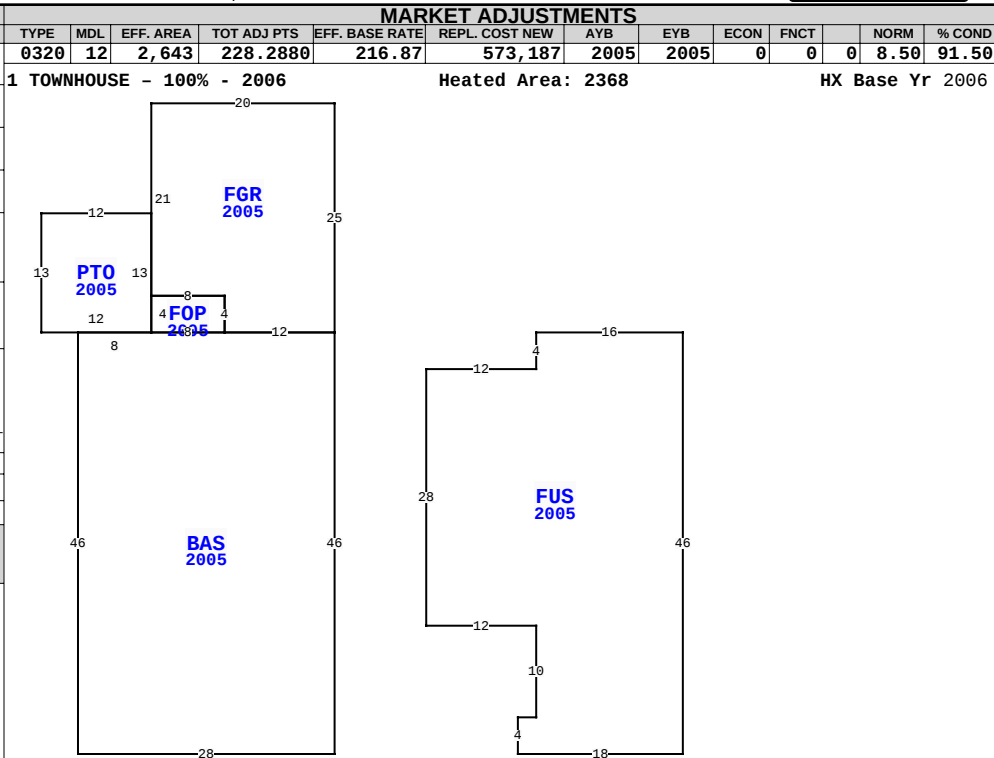
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1031.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	255,586
FGR	468	55	257	50,998
FOP	32	30	10	1,985
FUS	1,080	100	1,080	214,311
PTO	156	5	8	1,588

TOTALS	3,024		2,643	524,466
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0855	CONC PAVER	0 100	0	0	525.00	SF	10.00	
3	1131	REINFR 8	0 100	44	3	132.00	SF	11.03	
4	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	
5	0810	CONCRETE A	0 100	24	16	384.00	SF	6.50	
6	0910	SCRN RM L	0 100	12	13	156.00	SF	15.00	
7	0478	VF 6 SLAT	0 100	0	0	35.00	LF	15.00	
8	0478	VF 6 SLAT	0 100	0	0	30.00	LF	7.50	
9	0470	VNVL GATE	0 100	0	0	2.00	UT	300.00	

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	28.00



1532 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	2005	2005	3	87	4,568	
100	2005	2005	3	96	1,397	
100	2005	2005	3	87	390	
100	2005	2005	3	87	2,172	
100	2005	2005	3	27	632	
100	2005	2005	3	69	362	
100	2004	2004	3	66	149	
100	2005	2005	3	69	414	

TOTAL OB/XF									
10,084									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	524,466								
TOTAL MARKET OB/XF VALUE	10,084								
TOTAL LAND VALUE - MARKET	84,000								
TOTAL MARKET VALUE	618,550								
SOH/AGL Deduction	347,062								
ASSESSED VALUE	271,488								
TOTAL EXEMPTION VALUE	HX HB SX								
BASE TAXABLE VALUE	171,488								
TOTAL JUST VALUE	618,550								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	499,905								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052995	OTHER	1,000	11/10/2005
20052151	H/AC	7,000	07/06/2005
20051655	NEW CONSTR	7,000	04/21/2005
20051547	NEW CONSTR	2,000	04/11/2005
20051488	NEW CONSTR	150,000	03/31/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2334/1703	1/25/2020	LE	U	I	11		100
GRANTOR: JOHNSTON-MILLER RONNI							
GRANTEE: MARTIN KIMBERLY B							
2223/1291	9/17/2018	LE	U	I	11		100
GRANTOR: JOHNSTON-MILLER RONNI							
GRANTEE: KARSH SCOTT M & JAM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] N46 FGR=[YR=2005] N25 W20 S21 E8 S4 E12\$W12									
FOP=[YR=2005] N4 W8 S4 E8\$W8PTO=[YR=2005] N13 W12 S13 E12\$W8									
S46 E28\$ PTR=E20 FUS=[YR=2005] E18 N46 W16 S4 W12 S28 E12									
S10 W2 S4\$ W20\$.									