

BLOCK 16 LOT 8B
IN OR 2219/1403
AMELIA PARK PHASE 1 UNIT 5

RIDENER ELDON & BONNIE
1528 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0016-08B0



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	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	1,288	100	1,288	248,102
FGR	468	55	257	49,505
FOP	32	30	10	1,926
FOP	88	30	26	5,009
FUS	1,352	100	1,352	260,430
TOTALS	3,228		2,933	564,971

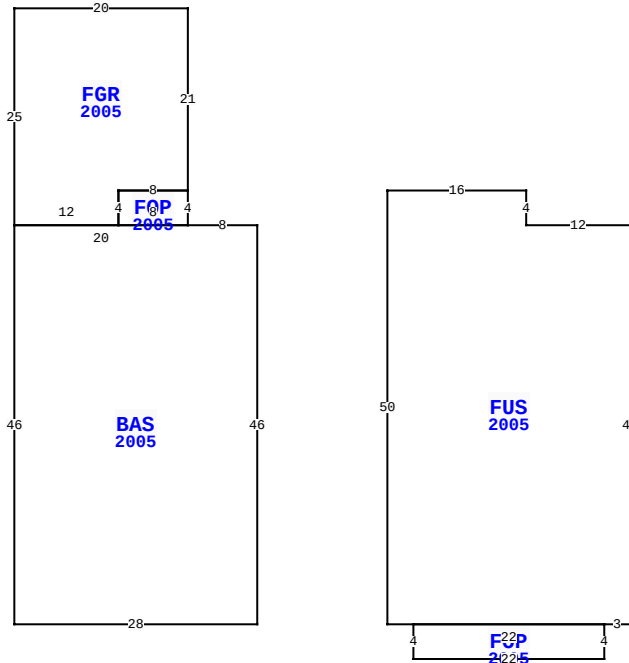
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0855	CONC PAVER	0 100	0	0	265.00	SF	10.00	10.00	100	2005	2005	3	87	2,306	
3	1131	REINFR 8	0 100	28	3	84.00	SF	11.03	11.03	100	2005	2005	3	96	889	
4	0810	CONCRETE A	0 100	30	4	120.00	SF	6.50	6.50	100	2005	2005	3	87	679	
5	0810	CONCRETE A	0 100	32	16	512.00	SF	6.50	6.50	100	2005	2005	3	87	2,895	
6	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	
7	0478	VF 6 SLAT	0 100	0	0	14.00	LF	15.00	15.00	100	2005	2005	3	69	145	

LAND DESCRIPTION			TOTAL OB/XF 7,121													
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
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

REVIEW DATE	04/09/2018	BY	DJX
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,933	221.6050	210.52	617,455	2005	2005	0	0	8.50	91.50
1 TOWNHOUSE - 100% - 2019											
Heated Area: 2640											
HX Base Yr 2019											
1528 RUSKIN LN, FERNANDINA BEACH											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		564,971	
TOTAL MARKET OB/XF VALUE		7,121	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		656,092	
SOH/AGL Deduction		255,411	
ASSESSED VALUE		400,681	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		350,681	
TOTAL JUST VALUE		656,092	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		529,120	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052976	OTHER	1,000	11/08/2005
20052149	H/AC	7,000	07/06/2005
20051654	NEW CONSTR	7,000	04/21/2005
20051548	NEW CONSTR	2,000	04/11/2005
20051489	NEW CONSTR	154,000	03/31/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2219/1403	8/27/2018	WD	Q	I	01	455,000	
GRANTOR:KIM JOHN I & DOLLY YI							
GRANTEE:RIDENER ELDON & BON							
1269/0945	10/28/2004	WD	Q	V		43,000	
GRANTOR:BRYLEN HOMES LTD							
GRANTEE:KIM JOHN I & DOLLY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] N46 W8 FOP=[YR=2005] N4 FGR=[YR=2005] N21 W20 S25 E12 N4 E8\$ W8 S4 E8\$W20 S46 E28\$ PTR=E15 FUS=[YR=2005] N50 E16 S4 E12 S46 W3 FOP=[YR=2005] S4 W22 N4 E22\$W25\$ W15 \$.									

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