

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

EARLY DWIGHT H III & JANE L
1524 RUSKIN LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0016-08C0



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 Floo	15	HARDTILE 60
Interior Floo	14	CARPET 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

NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	274,182
FGR	468	55	257	54,709
FOP	32	30	10	2,129
FOP	88	30	26	5,535
FUS	710	100	710	151,142

TOTALS 2,586 2,291 487,696

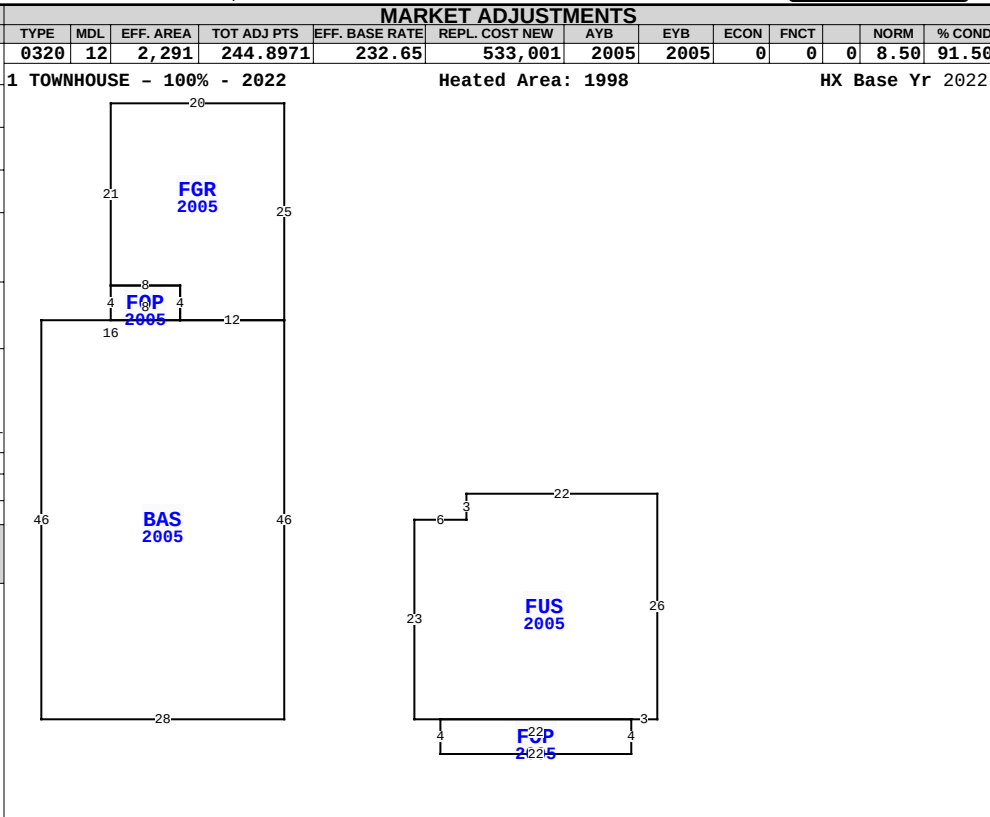
EXTRA FEATURES

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	0	0	0	1,998.00	SF	4.50	4.50	100	2005	2005	3	87	7,822	
2	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2005	2005	3	87	218	
3	0855	CONC PAVER	0	100	0	0	275.00	SF	10.00	10.00	100	2005	2005	3	87	2,393	
4	1131	REINFR 8	0	100	28	3	84.00	SF	11.03	11.03	100	2005	2005	3	96	889	
5	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	2005	2005	3	87	679	
6	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2005	2005	3	87	2,895	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	
8	0478	VF 6 SLAT	0	100	0	0	14.00	LF	15.00	15.00	100	2005	2005	3	69	145	

LAND DESCRIPTION

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							

REVIEW DATE 04/09/2018 BY DJX



1524 RUSKIN LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 15,248																
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
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5	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	2005	2005	3	87	679
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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							

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NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		487,696
TOTAL MARKET OB/XF VALUE		15,248
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		586,944
SOH/AGL Deduction		103,880
ASSESSED VALUE		483,064
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		433,064
TOTAL JUST VALUE		586,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052975	OTHER	1,000	11/08/2005
20052150	H/AC	7,000	07/06/2005
20051653	NEW CONSTR	7,000	04/21/2005
20051549	NEW CONSTR	2,000	04/11/2005
20051490	NEW CONSTR	136,000	03/31/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/0034	4/23/2020	WD	Q	I	02	415,000

GRANTOR: TOPINKA JOSEPH L
GRANTEE: EARLY DWIGHT H III
1676/1613 5/06/2010 WD Q I 02 285,000
GRANTOR: KLEIN DEYSY MARTINEZ
GRANTEE: TOPINKA JOSEPH L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N46 FGR=[YR=2005] N25 W20 S21 E8 S4 E12\$W12
FOP=[YR=2005] N4 W8 S4 E8\$W16 S46 E28\$PTR=E15 FUS=[YR=2005]
N23 E6 N3 E22 S26 W3 FOP=[YR=2005] S4 W22 N4 E22\$W25\$ W15 \$.

REVIEW DATE 04/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS