BLOCK 16 LOT 8D
IN OR 1269/1004
AMELIA PARK PHASE 1 UNIT 5

HENNE JOHN D & JUDY C
1520 RUSKIN LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0016-08D0

BUILDING CHARACTERISTICS

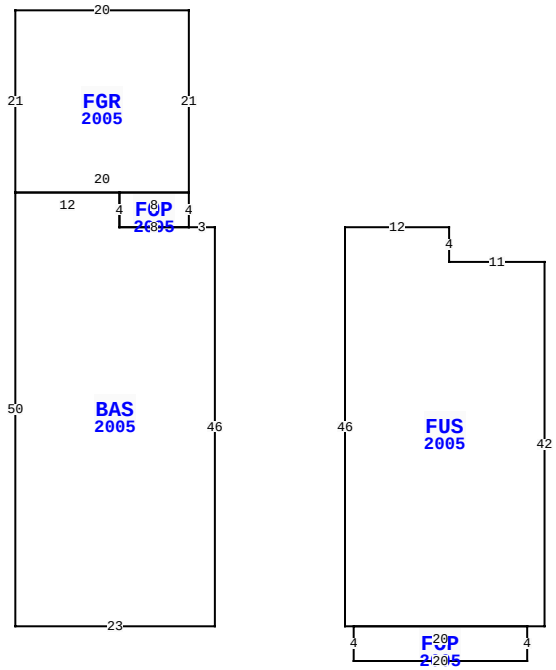
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	1,106	225,978
FGR	420	55	231	47,198
FOP	32	30	10	2,043
FOP	80	30	24	4,903
FUS	1,014	100	1,014	207,180
TOTALS	2,652		2,385	487,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,385	235.0530	223.30	532,570	2005	2005	0	0	0	8.50	91.50

1 TOWNHOUSE - 100% - 2008 Heated Area: 2120 HX Base Yr 2008



1520 RUSKIN LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		487,302
TOTAL MARKET OB/XF VALUE		8,678
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		579,980
SOH/AGL Deduction		325,818
ASSESSED VALUE		254,162
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,162
TOTAL JUST VALUE		579,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052996	OTHER	1,000	11/10/2005
20052148	H/AC	7,000	07/06/2005
20051652	NEW CONSTR	7,000	04/21/2005
20051541	FIRE SPRNK	24,000	04/11/2005
20051550	NEW CONSTR	2,000	04/11/2005
20051491	NEW CONSTR	133,000	03/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/1004	10/28/2004	WD	Q	V		47,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HENNE JOHN D & JUDY						
1131/1187	4/23/2003	WD	U	V	07	100
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N46 W3 FOP=[YR=2005] N4 FGR=[YR=2005] N21 W20 S21 E20$W8 S4 E8$W8 N4 W12 S50 E23$ PTR=E15 FUS=[YR=2005] N46 E12 S4 E11 S42 W2 FOP=[YR=2005] S4 W20 N4 E20$W21$ W15 $.

EXTRA FEATURES

LN	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	425.00	SF	10.00	10.00	100	2005	2005	3	87	3,698	
3	1131	REINFR 8	0	100	43	3	129.00	SF	11.03	11.03	100	2005	2005	3	96	1,365	
4	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2005	2005	3	87	221	
5	0810	CONCRETE A	0	100	12	7	84.00	SF	6.50	6.50	100	2005	2005	3	87	475	
6	0810	CONCRETE A	0	100	23	16	368.00	SF	6.50	6.50	100	2005	2005	3	87	2,081	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	
8	0478	VF 6 SLAT	0	100	0	0	41.00	LF	15.00	15.00	100	2005	2005	3	69	424	

LAND DESCRIPTION

TOTAL OB/XF 8,678

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS