BLOCK 2 LOT 4
AMELIA PARK TOWN CENTER BLOCKS
2 & 3 PBK 8/315

GARDNER LEWIS B & JULIE H
9 OXFORD RD
PITTSBURGH, PA 15202

2023

00-00-31-128P-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

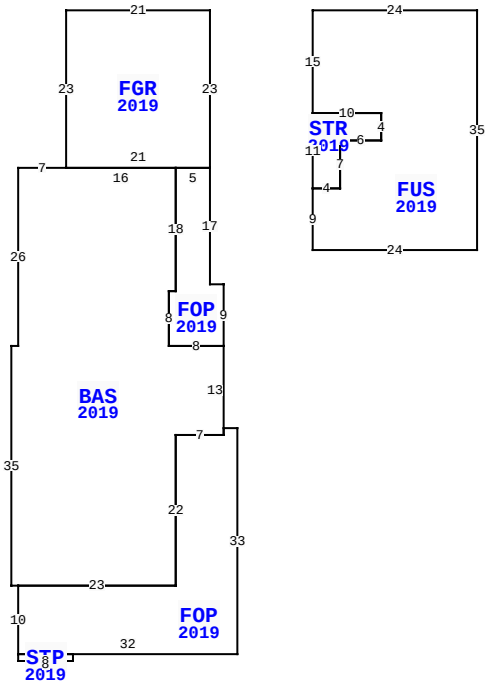
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1,521	266,932
FGR	483	55	266	46,682
FOP	156	30	47	8,249
FOP	520	30	156	27,377
FUS	772	100	772	135,483
STP	8	10	1	175
STR	68	10	7	1,229
TOTALS	3,528		2,770	486,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,770	124.3968	177.27	491,038	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 0% - 0 Heated Area: 2293 HX Base Yr



1504 RUSKIN LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	486,128
TOTAL MARKET OB/XF VALUE	4,039
TOTAL LAND VALUE - MARKET	148,500
TOTAL MARKET VALUE	638,667
SOH/AGL Deduction	16,477
ASSESSED VALUE	622,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	622,190
TOTAL JUST VALUE	638,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190053	NEW CONSTR	0	03/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2398/1919	10/08/2020	WD	Q	I	01	619,000
GRANTOR: LARSON HENRY & MARIE						
GRANTEE: GARDNER LEWIS B & J						
2308/1811	9/30/2019	WD	Q	I	02	590,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: LARSON HENRY & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W21 S23 BAS=[YR=2019] W7 S26 W1 S35 E1 FOP=[YR=2019] S10 STP=[YR=2019] S1 E8 N1 W8$ E32 N33 W2 S1 W7 S22 W23$ E23 N22 E7 N13 FOP=[YR=2019] N9 W2 N17 W5 S18 W1 S8 E8$ W8 N8 E1 N18 W16$ E21 N23$ PTR=E15 FUS=[YR=2019] E24 S35 W24 N9 STR=[YR=2019] N11 E10 S4 W6 S7 W4$ E4 N7 E6 N4 W10 N15$ 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
1	0855	CONC PAVER	0	0	0	0	408.00	SF	10.00	10.00	100	2019	2019	3	99	4,039	

LAND DESCRIPTION

TOTAL OB/XF 4,039

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	0			0.00	0.00	45.00	FF		1.00	1.00	1.10	3,000.00	3,300.00	148,500							

REVIEW DATE 10/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 148,500 Market: 0 Agricultural: 0 Common: 148,500 PRINTED 08/02/2023 BY SYS