BLOCK 2 LOT 5
AMELIA PARK TOWN CENTER BLOCKS
2 & 3 PBK 8/315

JOSEPHS STEVEN W REV TRUST/JOSEPHS STEVEN W TRUSTE
1508 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128P-0002-0050

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

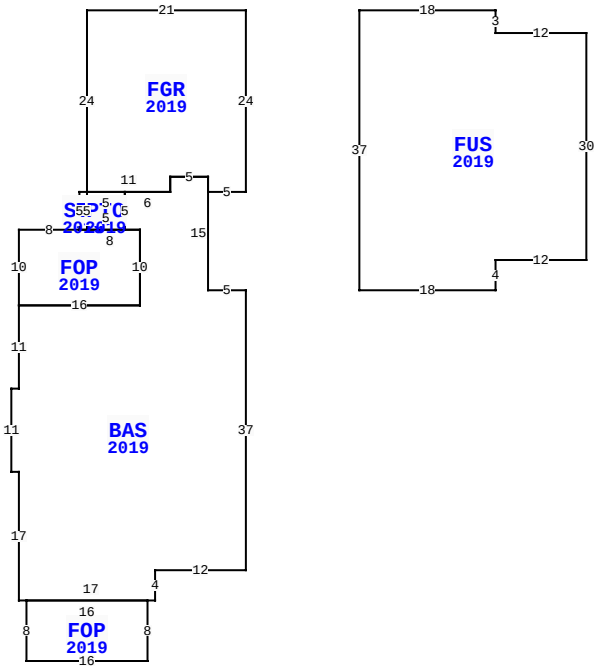
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100	1,298	236,110
FGR	494	55	272	49,477
FOP	128	30	38	6,912
FOP	160	30	48	8,732
FUS	1,026	100	1,026	186,632
PTO	25	5	1	182
STP	5	10	0	0
TOTALS	3,136		2,683	488,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,683	128.9376	183.74	492,974	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 2324 HX Base Yr 2021



1508 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		488,044
TOTAL MARKET OB/XF VALUE		7,525
TOTAL LAND VALUE - MARKET		138,600
TOTAL MARKET VALUE		634,169
SOH/AGL Deduction		117,147
ASSESSED VALUE		517,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		467,022
TOTAL JUST VALUE		634,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190052	CO ISSUED	0	11/14/2019
20190052	NEW CONSTR	0	03/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0503	3/30/2020	WD	Q	I	02	576,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: JOSEPHS STEVEN W RE						
2248/0536	1/07/2019	SW	U	V	30	707,500
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W21 S24 STP=[YR=2019] W1 S5 FOP=[YR=2019] W8 S10 BAS=[YR=2019] S11 W1 S11 E1 S17 E1 FOP=[YR=2019] S8 E16 N8 W16$ E17 N4 E12 N37 W5 N15 W5 S2 W6 PTO=[YR=2019] W5 S5 E5 N5$ S5 E2 S10 W16$ E16 N10 W8$ E1 N5$ E11 N2 E5 S2 E5 N24$ PTR= E15 FUS=[YR=2019] E18 S3 E12 S30 W12 S4 W18 N37$ 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	100	0	0	552.00	SF	10.00	10.00	100	2019	2019	3	99	5,465	
2	0855	CONC PAVER	0	100	0	0	144.00	SF	10.00	10.00	100	2019	2019	3	99	1,426	
3	0855	CONC PAVER	0	100	0	0	64.00	SF	10.00	10.00	100	2019	2019	3	99	634	

LAND DESCRIPTION

TOTAL OB/XF 7,525

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			0.00	0.00	42.00	FF		1.00	1.00	1.10	3,000.00	3,300.00	138,600							

REVIEW DATE 12/17/2019 BY DJ Total Acres: 0.00 Total Land Value: 138,600 Market: 0 Agricultural: 0 Common: 138,600 PRINTED 08/02/2023 BY SYS