BLOCK 2 LOT 7
AMELIA PARK TOWN CENTER BLOCKS
2 & 3 PBK 8/315

GARRETT DONNA J
1516 RUSKIN LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-128P-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

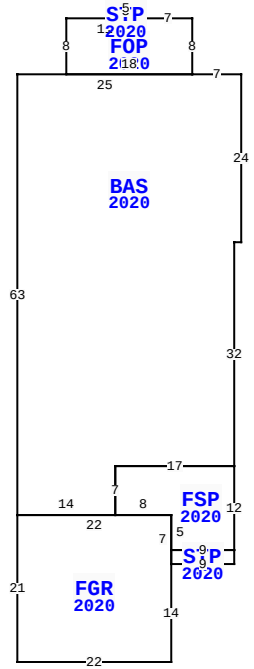
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,858	100	1,858	321,195
FGR	462	55	254	43,909
FOP	144	30	43	7,434
FSP	164	40	66	11,410
STP	5	10	0	0
STP	18	10	2	345
TOTALS	2,651		2,223	384,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,223	121.9218	173.74	386,224	2020	2020	0	0	0	0.50	99.50

1 SFR CUST - 100% - 2021 Heated Area: 1858 HX Base Yr 2021



1516 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		384,293
TOTAL MARKET OB/XF VALUE		6,574
TOTAL LAND VALUE - MARKET		155,100
TOTAL MARKET VALUE		545,967
SOH/AGL Deduction		78,001
ASSESSED VALUE		467,966
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		417,966
TOTAL JUST VALUE		545,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190476	NEW CONSTR	253,805	08/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/0391	5/08/2020	WD	Q	I	01	565,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: GARRETT DONNA J						
2248/0536	1/07/2019	SW	U	V	30	707,500
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W7 FOP=[YR=2020] N8 W7 STP=[YR=2020] N1 W5 S1 E5$ W11 S8 E18$ W25 S63 FGR=[YR=2020] S21 E22 N14 STP=[YR=2020] E9 N2 FSP=[YR=2020] N12 W17 S7 E8 S5 E9$ W9 S2$ N7 W22 $ E14 N7 E17 N32 E1 N24$.

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	272.00	SF	10.00	10.00	100	2020	2020	3	99	2,693	
2	0855	CONC PAVER	0	100	0	0	192.00	SF	10.00	10.00	100	2020	2020	3	99	1,901	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 6,574

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	47.00	FF		1.00	1.00	1.10	3,000.00	3,300.00	155,100							

REVIEW DATE 05/13/2020 BY DJ Total Acres: 0.00 Total Land Value: 155,100 Market: 0 Agricultural: 0 Common: 155,100 PRINTED 08/02/2023 BY SYS