

BLOCK 12 LOT 6
IN OR 1800/737
AMELIA PARK PHASE 1 UNIT 4

HARNAGE JEAN DELEGAL REVOC TRUST/HARNAGE JEAN DELE
1608 RUSKIN LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0012-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

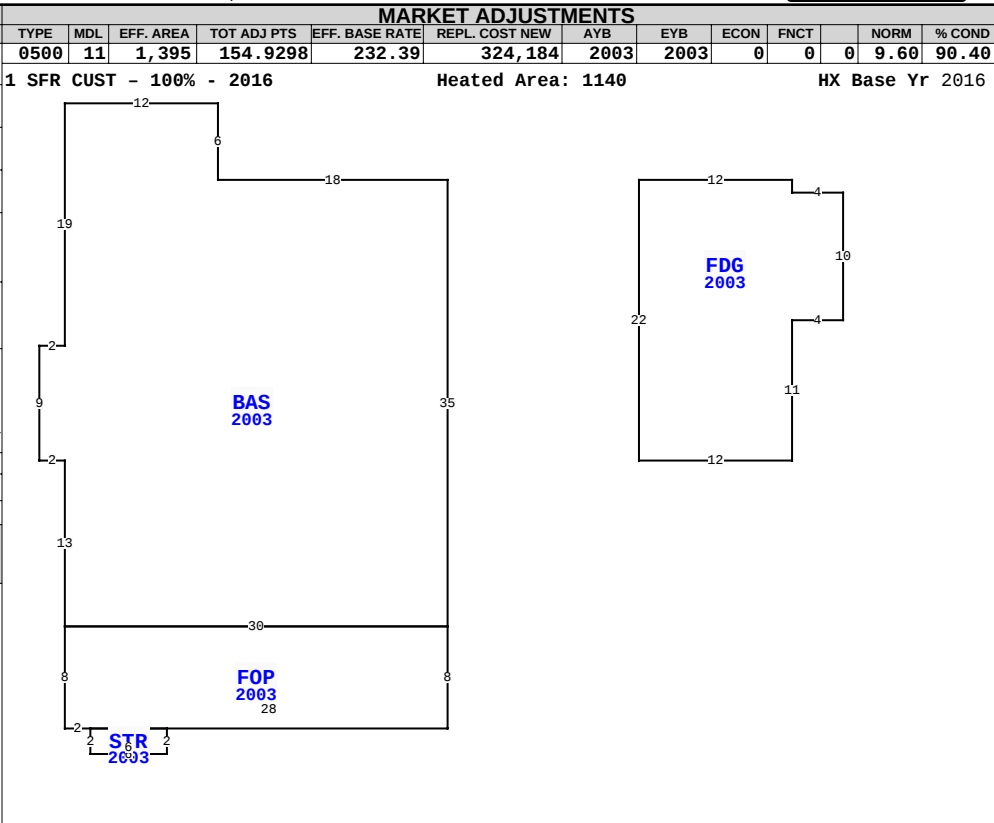
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	239,492
FDG	304	60	182	38,235
FOP	240	30	72	15,126
STR	12	10	1	210

TOTALS	1,696	1,395	293,062
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	856.00	SF	6.50
4	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	0.00	0.00	40.00



1608 RUSKIN LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2003	2003	3	83	324	
3	0810	CONCRETE A	0	100	0	0	856.00	SF	6.50	6.50	100	2003	2003	3	83	4,618	
4	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	2003	2003	3	83	227	

TOTAL OB/XF											8,214			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 2	
BUILDING MARKET VALUE										293,062	
TOTAL MARKET OB/XF VALUE										8,214	
TOTAL LAND VALUE - MARKET										160,000	
TOTAL MARKET VALUE										461,276	
SOH/AGL Deduction										365,623	
ASSESSED VALUE										95,653	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										40,653	
TOTAL JUST VALUE										461,276	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										370,789	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110543	H/AC	3,968	04/13/2011
20021317	NEW CONSTR	80,000	07/31/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1800/0737	6/28/2012	WD	U	I	30	204,200
GRANTOR: CARDER SUSAN E ETAL						
GRANTEE: HARNAGE JEAN DELEGA						
1134/1099	5/02/2003	WD	Q	I		173,000
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: HARNAGE DOROTHEA H						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W18 N6 W12 S19 W2 S9 E2 S13 FOP=[YR=2003] S8E2									
STR=[YR=2003] S2 E6N2W6\$ E28 N8 W30\$ E30 N35\$ PTR=E15									
FDG=[YR=2003] E12 S1 E4 S10 W4 S11 W12 N22\$ W15\$.									