BLOCK 12 LOT 9
AMELIA PARK PHASE 1 UNIT 4
PB 6/265

BOCK FALK LIVING TRUST/BOCK PETER E TRUSTEE
1620 RUSKIN LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0012-0090

BUILDING CHARACTERISTICS

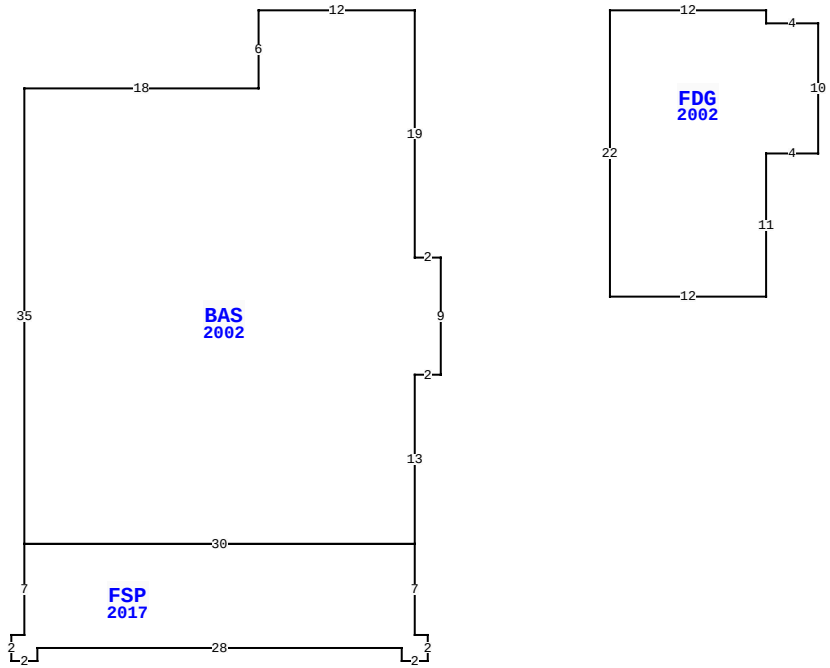
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	238,168
FDG	304	60	182	38,023
FSP	246	40	98	20,474
TOTALS	1,690		1,420	296,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,420	154.9298	232.39	329,994	2002	2002	0	0	0	10.10	89.90

1 SFR CUST – 0% - 0 Heated Area: 1140 HX Base Yr



1620 RUSKIN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	296,665
TOTAL MARKET OB/XF VALUE	5,537
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	462,202
SOH/AGL Deduction	54,026
ASSESSED VALUE	408,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	408,176
TOTAL JUST VALUE	462,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
020215	NEW CONSTR	79,500	08/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2438/1667	3/01/2021	WD	Q	I	01	405,000
GRANTOR: CHERE NANCY E						
GRANTEE: BOCK FALK LIVING TR						
2102/0230	2/14/2017	WD	Q	I	01	330,000
GRANTOR: SOSSA MARIA M						
GRANTEE: CHERE NANCY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 S6 W18 S35 FSP=[YR=2017] S7 W1 S2 E2 N1 E28 S1 E2 N2 W1 N7 W30 $ E30 N13 E2N9 W2 N19 $ PTR= E15
FDG=[YR=2002] E12 S1 E4 S10 W4 S11 W12 N22 $ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0810	CONCRETE A	0	0	41	3	123.00	SF	6.50	6.50	100	2002	2002	3	82	656	
3	0810	CONCRETE A	0	0	0	0	342.00	SF	6.50	6.50	100	2002	2002	3	82	1,823	
4	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2002	2002	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 5,537

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		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS