



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	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	450	100	450	84,998
FEP	75	80	60	11,333
HXB	1,895	100	1,895	357,934
HXG	420	55	231	43,632
HXP	231	30	69	13,033
HXP	360	30	108	20,399
HXU	105	55	58	10,955
TOTALS	3,536		2,871	542,283

EXTRA FEATURES		
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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	0810	CONCRETE A	0 100	0	0	595.00	SF	6.50	6.50	100	2002	2002	3	82	3,171	
2	0810	CONCRETE A	0 100	6	10	60.00	SF	6.50	6.50	100	2002	2002	3	82	320	
3	0819	CONC 12"	0 100	2	7	14.00	SF	9.50	9.50	100	2002	2002	3	82	109	
4	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2002	2002	3	58	522	
5	0476	VF 6 SBPL	0 100	0	0	72.00	LF	32.00	32.00	100	2002	2002	3	58	1,336	
6	0940	SHEDS/PORT	0 100	8	12	96.00	SF	33.00	33.00	100	2009	2009	3	40	1,267	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

MARKET ADJUSTMENTS												HEATED AREA: 2345				HX Base Yr 2024															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																				
0500	11	2,871	139.9134	209.87	602,537	2002	2002	0	0	0 10.00	90.00																				
1 SFR CUST - 100% - 2024																															

1712 RUSKIN LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												6,725			
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NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY				Tax Group: 2			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				542,283			
TOTAL MARKET OB/XF VALUE				6,725			
TOTAL LAND VALUE - MARKET				200,000			
TOTAL MARKET VALUE				749,008			
SOH/AGL Deduction				137,917			
ASSESSED VALUE				611,091			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				561,091			
TOTAL JUST VALUE				749,008			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				605,717			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122161	H/AC	2,500	10/19/2012
012511	NEW CONSTR	204,000	11/15/2001
012512	NEW CONSTR	30,000	11/15/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2653/811	7/11/2023	QC	U	I	11	100	
GRANTOR: SIMON JENNIFER HASKEL							
GRANTEE: SIMON JENNIFER HASK							
2645/826	6/01/2023	QC	U	I	11	100	
GRANTOR: RUARK MARY W REVOCABL							
GRANTEE: SIMON JENNIFER HASK							

BUILDING NOTES			
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BUILDING DIMENSIONS			
HXG=[YR=2002] W20 HXU=[YR=2002] W5 S21 E5 N21 \$ S21 E5			
HXP=[YR=2002] S29 HXB=[YR=2002] W25 S39 E5 S4 HXP=[YR=2002]			
S10 E35 N10 W15 N2 W5 S2 W15 \$ E15 N2 E5 S2 E15 N64 W7 S6 W3			
S10 L5 D5 \$ R5 U5 N10 E3 N6 E7 N8 W15 \$ E15 N21 \$ PTR= E15			
APT=[YR=2002] E25 S21 W20 FEP=[YR=2002] W5 N15 E5 S15\$ N15			
W5 N6 \$ W15 \$.			