BLOCK 13 LOT 7
& PT OF TRACT G OR 1026/1909
IN OR 1740/1607

JOHNSON SAMUEL D & DEBRA
1708 RUSKIN LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0013-0070

BUILDING CHARACTERISTICS

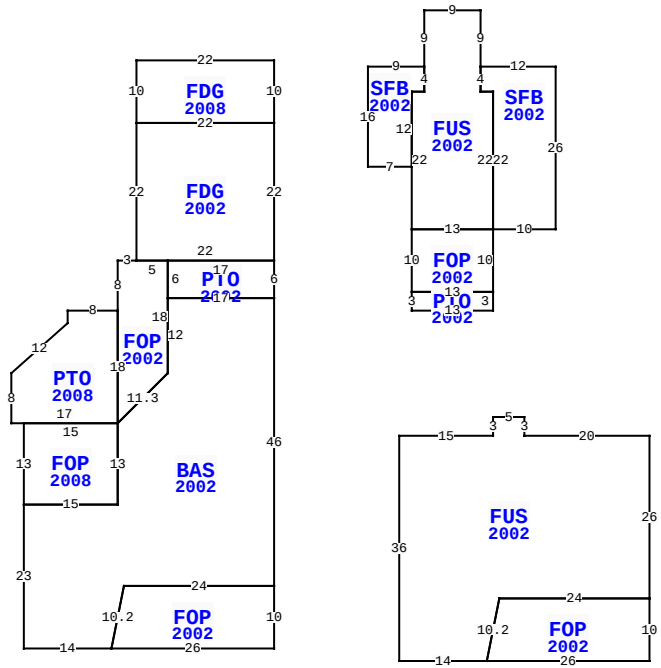
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	1,367	100	1,367	238,838
FDG	484	60	290	50,668
FDG	220	60	132	23,063
FOP	130	30	39	6,814
FOP	176	30	53	9,260
FOP	250	30	75	13,104
FOP	250	30	75	13,104
FOP	195	30	58	10,134
FUS	403	100	403	70,411
FUS	1,205	100	1,205	210,534
TOTALS	5,461		4,027	703,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,027	129.4181	194.13	781,762	2002	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2012 Heated Area: 3285 HX Base Yr 2012



** This building has 15 Sub-Areas

1708 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		703,586
TOTAL MARKET OB/XF VALUE		9,044
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		912,630
SOH/AGL Deduction		488,114
ASSESSED VALUE		424,516
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		374,516
TOTAL JUST VALUE		912,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		741,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111451	96' VF	5,250	08/23/2011
20071973	GATE/BRICK POSTS/	1,500	10/17/2007
20071410	WIRE GARAGE DOOR	1,200	07/30/2007
20071225	REMODEL GARAGE	20,000	07/03/2007
20071213	PATIO/FIREPIT/PER	20,000	06/28/2007
20041200	BRICK WALK & COLU	2,000	06/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1740/1607	5/27/2011	WD	Q	I	01	485,000
GRANTOR: COLWELL STEPHEN P & M						
GRANTEE: JOHNSON SAMUEL D &						
1026/1914	12/27/2001	WD	Q	V		55,000
GRANTOR: HOMETOWN NEIGHBORHOOD						
GRANTEE: COLWELL STEPHEN P &						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2008] W22 S10 FDG=[YR=2002] S22 FOP=[YR=2002] W3 S8 PTO=[YR=2008] W8S2 D8 L9 S8E17 N18$ S18 FOP=[YR=2008] W15 S13 E15 N13 $ BAS=[YR=2002] S13W15 S23 E14 FOP=[YR=2002] E26 N10 W24 D10 L2 $ R2 U10 E24 N46 PTO=[YR=2002] N6 W17 S6 E17 $ W17 S12 L8 D8 $ U8 R8 N18 W5 $ E22 N22 W22 $ E22 N10 $ PTR= E20 S60 FUS=[YR=2002] E15N3E5 S3 E20 S26 FOP=[YR=2002] S10 W26 U10 R2 E24 $ W24 L2 D10 W14 N36 $N60 W20 $ PTR=E35S40 PTO=[YR=2002] N3 FOP=[YR=2002] N10 SFB=[YR=2002] E10 N26 W12 FUS=[YR=2002] N9 W9 S9 SFB=[YR=2002] W9 S16 E7 N12 E2 N4 $ S4 W2 S22 E13 N22 W2 N4 $ S4 E2 S22 $ W13 S10 E13 $ W13 S3 E13 $ N40 W35$.

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	0810	CONCRETE A	0	100	43	9	387.00	SF	6.50	6.50	100	2002	2002	3	82	2,063	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2002	2002	3	82	112	
3	0476	VF 6 SBPL	0	100	0	0	95.00	LF	32.00	32.00	100	2012	2012	3	83	2,523	
4	0825	BRICK	0	100	13	6	78.00	SF	12.50	12.50	100	2004	2004	3	96	936	
5	1127	BRICK 8"	0	100	2	9	18.00	SF	11.00	11.00	100	2004	2004	3	96	190	
6	0825	BRICK	0	100	11	7	77.00	SF	12.50	12.50	100	2004	2004	3	96	924	
7	1076	TRELLIS A	0	100	8	17	136.00	SF	7.50	7.50	100	2008	2008	3	52	530	
8	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2008	2008	3	52	390	
9	0881	FOUNTAIN	0	100	0	0	1.00	UT	2,000.00	2,000.00	56	2008	2008	3	56	1,120	
10	1127	BRICK 8"	0	100	6	4	24.00	SF	11.00	11.00	100	2008	2008	3	97	256	

TOTAL OB/XF 9,044

LAND DESCRIPTION

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	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS