BLOCK 16 LOT 6A
AMELIA PARK PHASE 1 UNIT 5
PB 6/295

DOTY RICHARD L & ROSE ANN L/E/
1556 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0016-06A0

BUILDING CHARACTERISTICS

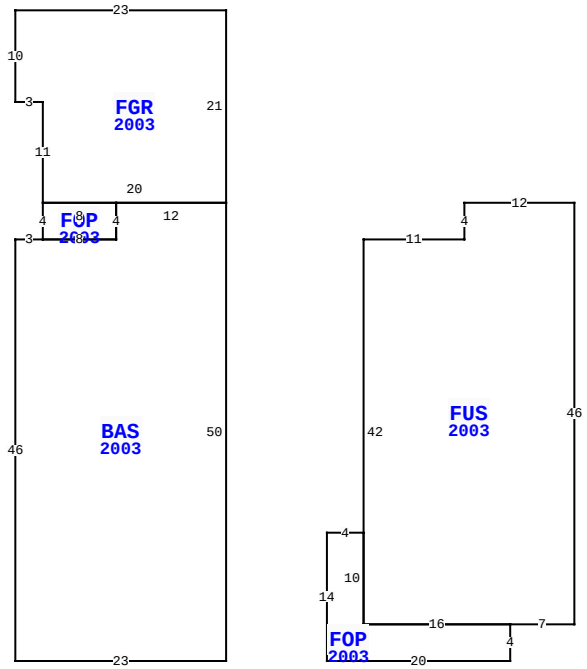
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	06	Quality Level 06
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	1,106	100	1,106	223,418
FGR	450	55	248	50,098
FOP	32	30	10	2,021
FOP	120	30	36	7,272
FUS	1,014	100	1,014	204,833
TOTALS	2,722		2,414	487,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,414	236.2584	224.45	541,822	2003	2003	0	0	0	10.00	90.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 2120 HX Base Yr 2020



1556 RUSKIN LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		487,640
TOTAL MARKET OB/XF VALUE		15,587
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		615,227
SOH/AGL Deduction		231,283
ASSESSED VALUE		383,944
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		333,944
TOTAL JUST VALUE		615,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022056	NEW CONSTR	152,000	11/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/1169	6/10/2021	QC	U	I	11	100
GRANTOR: DOTY RICHARD L & ROSE						
GRANTEE: DOTY DANIEL S						
2275/1640	5/21/2019	WD	Q	I	02	445,000
GRANTOR: SCHACHTER DIANA & SUS						
GRANTEE: DOTY RICHARD L & RO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W23 S10 E3 S11 FOP=[YR=2003] S4 BAS=[YR=2003] W3 S46 E23 N50 W12 S4 W8 $ E8 N4 W8 $ E20 N21 $ PTR=S25E15 FUS=[YR=2003] E11 N4 E12 S46 W7 FOP=[YR=2003] S4 W20 N14 E4 S10 E16 $ W16 N42 $ N25W15 $.

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	0966	FIRE SPRNK	0	100	0	0	2,120.00	SF	4.50	4.50	100	2003	2003	3	83	7,918	
2	1131	REINFR 8	0	100	38	3	114.00	SF	11.03	11.03	100	2003	2003	3	95	1,194	
3	0855	CONC PAVER	0	100	0	0	255.00	SF	10.00	10.00	100	2003	2003	3	83	2,117	
4	1126	CB/STC 8"	0	100	13	5	65.00	SF	8.00	8.00	100	2003	2003	3	83	432	
5	0810	CONCRETE A	0	100	15	8	120.00	SF	13.00	13.00	100	2003	2003	3	83	1,295	
6	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2003	2003	3	83	97	
7	0810	CONCRETE A	0	100	16	24	384.00	SF	6.50	6.50	100	2003	2003	3	83	2,072	
8	0911	SCRN RM A	0	100	15	8	120.00	SF	17.50	17.50	100	2004	2004	3	22	462	

LAND DESCRIPTION

TOTAL OB/XF 15,587

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		R-2	0.00	0.00	28.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	112,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/06/2024 BY SYS