BLOCK 16 LOT 7B
IN OR 1626/1841
AMELIA PARK PHASE 1 UNIT 5

FOWLER JAY D & ANNE M
1540 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0016-07B0

BUILDING CHARACTERISTICS

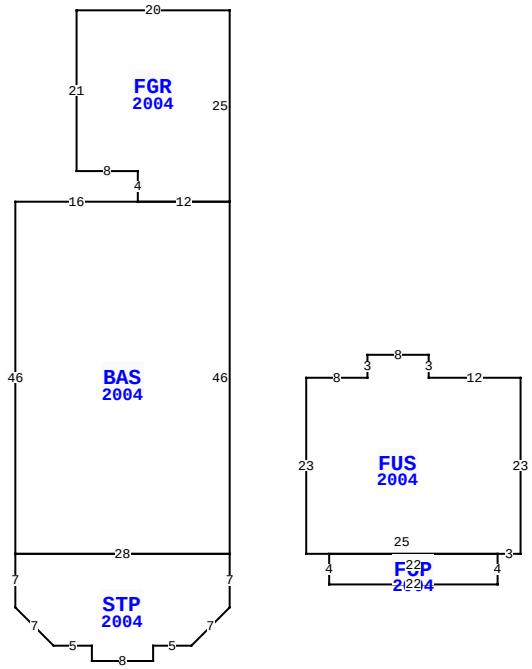
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,288	100	1,288	274,077
FGR	468	55	257	54,687
FOP	88	30	26	5,532
FUS	668	100	668	142,146
STP	327	10	33	7,022
TOTALS	2,839		2,272	483,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,272	247.5088	235.13	534,215	2004	2004	0	0	0	9.50	90.50

1 TOWNHOUSE – 100% - 2010 Heated Area: 1956 HX Base Yr 2010



1540 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		483,465
TOTAL MARKET OB/XF VALUE		4,193
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		599,658
SOH/AGL Deduction		342,022
ASSESSED VALUE		257,636
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,636
TOTAL JUST VALUE		599,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034198	NEW CONSTR	165,000	11/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1626/1841	6/26/2009	WD	Q	I	01	308,000
GRANTOR: TABER NANCY G TRUSTEE						
GRANTEE: FOWLER JAY D & ANNE						
1498/0179	5/09/2007	WD	Q	I		398,000
GRANTOR: CROFT MARSHALL S						
GRANTEE: TABER NANCY G TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W20 S21 E8 S4 BAS=[YR=2004] W16 S46
STP=[YR=2004] S7 D5 R5 E5S2E8 N2E5 U5 R5 N7W28$ E28 N46 W12$
E12 N25$ PTR=S48E10 FUS=[YR=2004] E8 N3 E8 S3E12 S23 W3
FOP=[YR=2004] S4 W22 N4 E22$ W25 N23$N48W10$.

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	1131	REINFR 8	0	100	36	3	108.00	SF	11.03	11.03	100	2004	2004	3	96	1,143	
2	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2004	2004	3	84	210	
3	0810	CONCRETE A	0	100	24	16	384.00	SF	6.50	6.50	100	2004	2004	3	84	2,097	
4	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	100	2004	2004	3	84	513	
5	0478	VF 6 SLAT	0	100	0	0	4.00	LF	15.00	15.00	100	2004	2004	3	64	38	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192	

LAND DESCRIPTION

TOTAL OB/XF 4,193

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