

BLOCK 16 LOT 7C
IN OR 1866/1029
AMELIA PARK PHASE 1 UNIT 5

DEGHUEE FAMILY TRUST/DEGHUEE BRADLEY J TRUSTEE
1536 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0016-07C0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	14	CARPET 20
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	266,967
FGR	484	55	266	55,134
FOP	16	30	5	1,036
FOP	88	30	26	5,389
FUS	1,054	100	1,054	218,465
TOTALS	2,930		2,639	546,991

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0966	FIRE SPRNK	0	100	0	0	2,341.00	SF	4.50	4.50	
2	1131	REINFR	8	0	100	38	114.00	SF	11.03	11.03	
3	0855	CONC PAVER	0	100	0	0	450.00	SF	10.00	10.00	
4	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	7	12	84.00	SF	6.50	6.50	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
8	0478	VF 6 SLAT	0	100	0	0	87.00	LF	15.00	15.00	
9	0478	VF 6 SLAT	0	100	0	0	30.00	LF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	0.00	0.00	28.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,639	241.0800	229.03	604,410	2004	2004	0	0	9.50	90.50
1 TOWNHOUSE - 100% - 2015 Heated Area: 2342 HX Base Yr 2015											
1536 RUSKIN LN, FERNANDINA BEACH											
BLD DATE: 03/21/2024 MLU											

TOTAL OB/XF											
17,498											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			546,991
TOTAL MARKET OB/XF VALUE			17,498
TOTAL LAND VALUE - MARKET			112,000
TOTAL MARKET VALUE			676,489
SOH/AGL Deduction			325,406
ASSESSED VALUE			351,083
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			301,083
TOTAL JUST VALUE			676,489
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			651,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041556	CHNGE SRVC	2,000	08/27/2004
20034200	NEW CONSTR	185,000	11/25/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1866/1029	7/08/2013	WD Q	I	02		367,000	
GRANTOR: DEAN RAYMOND R & HOPE							
GRANTEE: DEGHUEE BRADLEY J &							
1174/1080	9/23/2003	WD Q	V			36,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: DEAN RAYMOND R & HO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2004] W20 S25 BAS=[YR=2004] S46 E28 N46 W8 FOP=[YR=2004] N4 W4 S4 E4 \$ W20\$ E16 N4 E4 N21\$ PTR=E15 S25 FUS=[YR=2004] E16 S4 E12 S27 W15 S6 R7 D7 S2 FOP=[YR=2004] E5 S4 W22 N4 E17\$ W20 N46\$ W15N25\$.											