BLOCK 16 LOT 8A
AMELIA PARK PHASE 1 UNIT 5
PB 6/295

MARTIN KIMBERLY B
3540 1ST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0016-08A0

BUILDING CHARACTERISTICS

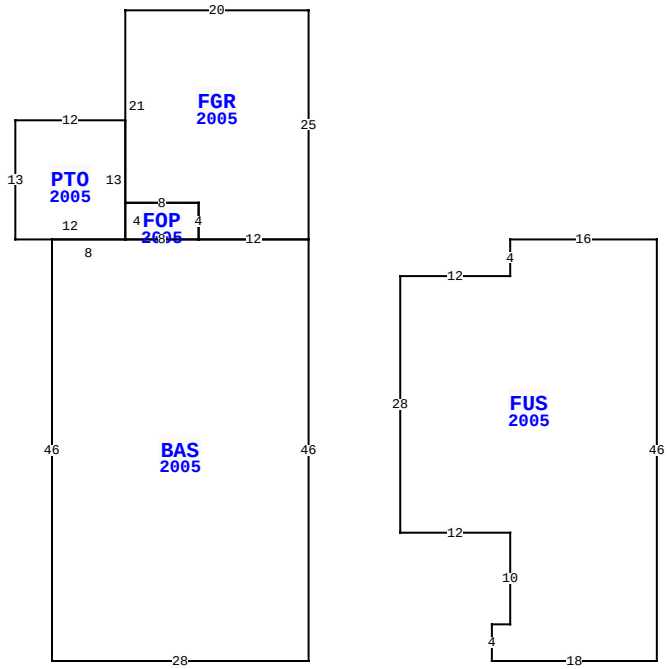
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	254,189
FGR	468	55	257	50,720
FOP	32	30	10	1,974
FUS	1,080	100	1,080	213,140
PTO	156	5	8	1,579
TOTALS	3,024		2,643	521,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,643	228.2880	216.87	573,187	2005	2005	0	0	0	9.00	91.00

1 TOWNHOUSE - 100% - 2006 Heated Area: 2368 HX Base Yr 2006



1532 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		521,600
TOTAL MARKET OB/XF VALUE		9,894
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		643,494
SOH/AGL Deduction		363,861
ASSESSED VALUE		279,633
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		179,633
TOTAL JUST VALUE		643,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052995	OTHER	1,000	11/10/2005
20052151	H/AC	7,000	07/06/2005
20051655	NEW CONSTR	7,000	04/21/2005
20051547	NEW CONSTR	2,000	04/11/2005
20051488	NEW CONSTR	150,000	03/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2334/1703	1/25/2020	LE	U	I	11	100
GRANTOR: JOHNSTON-MILLER RONNI						
GRANTEE: MARTIN KIMBERLY B						
2223/1291	9/17/2018	LE	U	I	11	100
GRANTOR: JOHNSTON-MILLER RONNI						
GRANTEE: KARSH SCOTT M & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N46 FGR=[YR=2005] N25 W20 S21 E8 S4 E12$W12 FOP=[YR=2005] N4 W8 S4 E8$W8PTO=[YR=2005] N13 W12 S13 E12$W8 S46 E28$ PTR=E20 FUS=[YR=2005] E18 N46 W16 S4 W12 S28 E12 S10 W2 S4$ W20$.

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	0855	CONC PAVER	0	100	0	0	525.00	SF	10.00	10.00	100	2005	2005	3	86	4,515	
2	1131	REINFR 8	0	100	44	3	132.00	SF	11.03	11.03	100	2005	2005	3	96	1,397	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2005	2005	3	86	386	
4	0810	CONCRETE A	0	100	24	16	384.00	SF	6.50	6.50	100	2005	2005	3	86	2,147	
5	0910	SCRN RM L	0	100	12	13	156.00	SF	15.00	15.00	100	2005	2005	3	24	562	
6	0478	VF 6 SLAT	0	100	0	0	35.00	LF	15.00	15.00	100	2005	2005	3	66	347	
7	0478	VF 6 SLAT	0	100	0	0	30.00	LF	7.50	7.50	100	2004	2004	3	64	144	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	

LAND DESCRIPTION

TOTAL OB/XF 9,894

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