

BLOCK 16 LOT 8B
IN OR 2219/1403
AMELIA PARK PHASE 1 UNIT 5

RIDENER ELDON & BONNIE
1528 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0016-08B0



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	14	CARPET	70	
Interior Floor	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	246,747
FGR	468	55	257	49,235
FOP	32	30	10	1,916
FOP	88	30	26	4,981
FUS	1,352	100	1,352	259,007
TOTALS	3,228		2,933	561,884

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,933	221.6050	210.52	617,455	2005	2005	0	0	9.00	91.00
1 TOWNHOUSE - 100% - 2019											
Heated Area: 2640											
HX Base Yr 2019											
1528 RUSKIN LN, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/21/2024 MLU											

EXTRA FEATURES						1528 RUSKIN LN, FERNANDINA BEACH				INC DATE				AG DATE			
L N	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 PAVR	0	100	0	0	265.00	SF	10.00	10.00	100	2005	2005	3	86	2, 279	
2	1131	REINFR 8	0	100	28	3	84.00	SF	11.03	11.03	100	2005	2005	3	96	889	
3	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	2005	2005	3	86	671	
4	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2005	2005	3	86	2, 862	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
6	0478	VF 6 SLAT	0	100	0	0	14.00	LF	15.00	15.00	100	2005	2005	3	66	139	