BLOCK 2 LOT 6
AMELIA PARK TOWN CENTER BLOCKS
2 & 3 PBK 8/315

SKALLERUP ROBERT M JR &/CAPLAN PHYLLIS M
1512 RUSKIN LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-128P-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

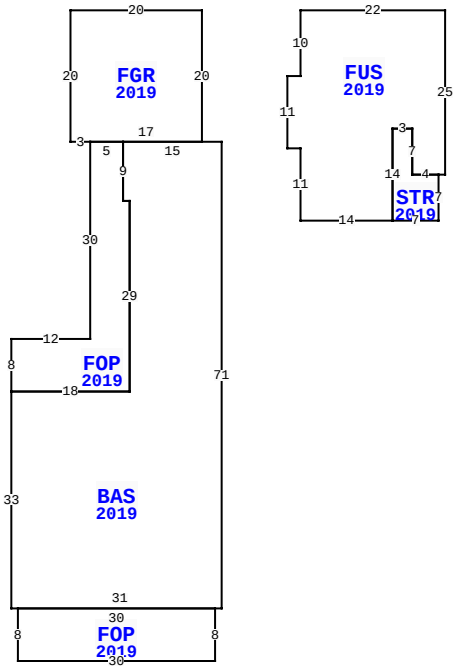
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,597	100	1,597	345,504
FGR	400	55	220	47,596
FOP	240	30	72	15,577
FOP	315	30	94	20,336
FUS	649	100	649	140,408
STR	70	10	7	1,514
TOTALS	3,271		2,639	570,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,639	146.4259	219.64	579,630	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 2246 HX Base Yr 2022



1512 RUSKIN LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		570,936
TOTAL MARKET OB/XF VALUE		3,724
TOTAL LAND VALUE - MARKET		176,000
TOTAL MARKET VALUE		750,660
SOH/AGL Deduction		144,544
ASSESSED VALUE		606,116
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		556,116
TOTAL JUST VALUE		750,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190193	CO ISSUED	0	11/14/2019
20190193	NEW CONSTR	0	04/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2438/0957	3/01/2021	WD	Q	I	01	670,000
GRANTOR: BLACK VICKI B & WILLI						
GRANTEE: SKALLERUP ROBERT M						
2362/0563	5/15/2020	WD	Q	I	02	545,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BLACK VICKI B & WIL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W20 S20 E3 FOP=[YR=2019] S30 W12 S8
BAS=[YR=2019] S33 E1 FOP=[YR=2019] S8 E30 N8 W30$ E31 N71
W15 S9 E1 S29 W18$ E18 N29 W1 N9 W5$ E17 N20$ PTR=E15
FUS=[YR=2019] E22 S25 W1 STR=[YR=2019] S7 W7 N14 E3 S7 E4$ W4
N7 W3 S14 W14 N11 W2 N11 E2 N10$ W15$.

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	344.00	SF	10.00	10.00	100	2019	2019	3	98	3,371	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2019	2019	3	98	353	

LAND DESCRIPTION

TOTAL OB/XF 3,724

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	40.00	FF		1.00	1.00	1.10	4,000.00	4,400.00	176,000							

REVIEW DATE 12/17/2019 BY DJ Total Acres: 0.00 Total Land Value: 176,000 Market: 0 Agricultural: 0 Common: 176,000 PRINTED 08/06/2024 BY SYS