

BLOCK 2 LOT 7
AMELIA PARK TOWN CENTER BLOCKS
2 & 3 PBK 8/315

GARRETT DONNA J
1516 RUSKIN LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-128P-0002-0070



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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

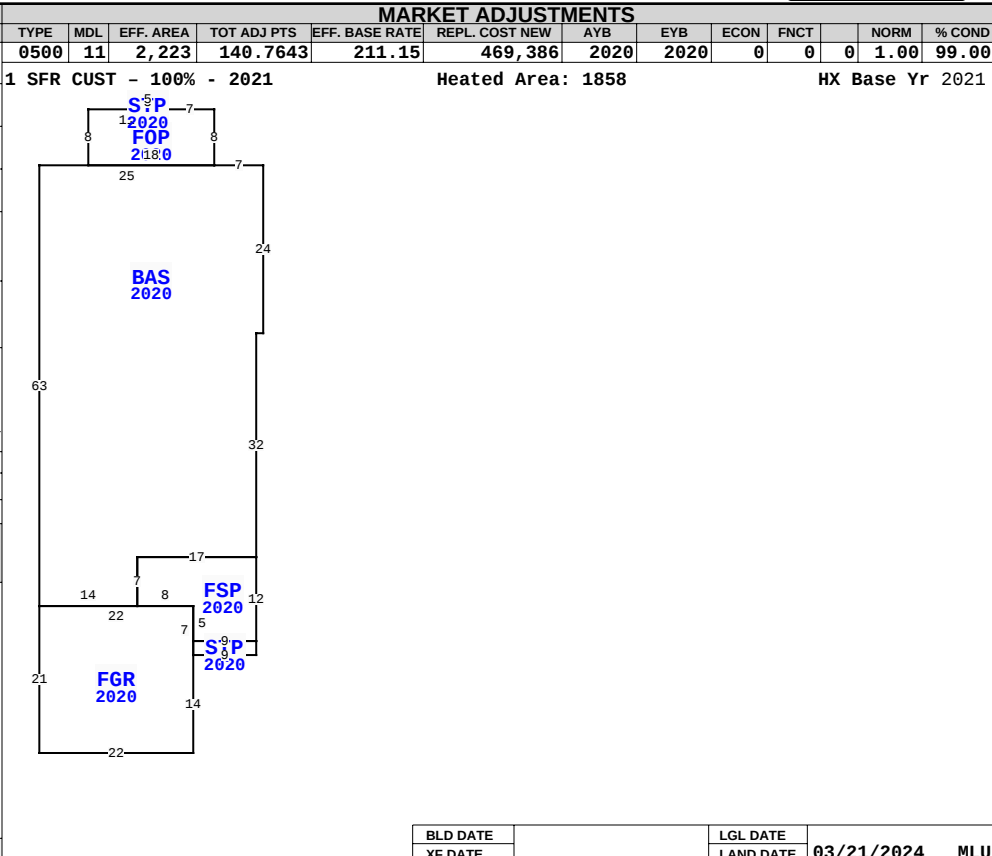
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	388,394
FGR	462	55	254	53,096
FOP	144	30	43	8,988
FSP	164	40	66	13,797
STP	5	10	0	0
STP	18	10	2	418

TOTALS	2,651		2,223	464,692
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	272.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	192.00	SF	10.00	10.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	47.00



TOTAL OB/XF									
6,574									

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6,574									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		464,692	
TOTAL MARKET OB/XF VALUE		6,574	
TOTAL LAND VALUE - MARKET		206,800	
TOTAL MARKET VALUE		678,066	
SOH/AGL Deduction		196,061	
ASSESSED VALUE		482,005	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		432,005	
TOTAL JUST VALUE		678,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		545,967	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190476	NEW CONSTR	253,805	08/23/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2360/0391	5/08/2020	WD Q	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					SALE PRICE
GRANTEE: GARRETT DONNA J					
2248/0536	1/07/2019	SW U	V	30	707,500
GRANTOR: AMELIA PARK TND LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W7 FOP=[YR=2020] N8 W7 STP=[YR=2020] N1 W5 S1 E5\$ W11 S8 E18\$ W25 S63 FGR=[YR=2020] S21 E22 N14 STP=[YR=2020] E9 N2 FSP=[YR=2020] N12 W17 S7 E8 S5 E9\$ W9 S2\$ N7 W22 \$ E14 N7 E17 N32 E1 N24\$.									