

**RUZZO ANTHONY P & SUSAN L**  
92520 SHIPTON LN  
FERNANDINA BEACH, FL 32034

**39-2N-28-0141-0033-0000**

BUILDING CHARACTERISTICS  
ELEMEN CD CONSTRUCTION

Exterior Wall 31 HARDIE BRD 100

Roof Structur 08 IRREGULAR 100

Roof Cover 03 COMP SHNGL 100

Interior Wall 05 DRYWALL 100

Interior Floo 11 CLAY TILE 100

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. 1. 100

9900 01 2,912 109.8390 137.30 399,818 2023 2023 0 0 0 0.00 100.00

1 SNGL FAM - 0% - 2024 Heated Area: 2430 HX Base Yr

FSP 2023

BAS 2023

FGR 2023

FOP 2023

TOTALS 3,430 2,912 399,818

EXTRA FEATURES

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 PAVER 0 0 0 0 1,299.00 SF 10.00 10.00 100 2023 2023 100 12,990

LAND DESCRIPTION TOTAL OB/XF 12,990

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT 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 0 RSF-1 90.00 130.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000

REVIEW DATE 07/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

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VALUATION SUMMARY VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 399,818

TOTAL MARKET OB/XF VALUE 12,990

TOTAL LAND VALUE - MARKET 75,000

TOTAL MARKET VALUE 487,808

SOH/AGL Deduction 0

ASSESSED VALUE 487,808

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 487,808

TOTAL JUST VALUE 487,808

NCON VALUE 12,990

INCOME VALUE

PREVIOUS YEAR MKT VALUE 75,000

SALES DATA OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

2663/271 8/22/2023 SW Q I 01 603,000

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: RUZZO ANTHONY P & S

BUILDING NOTES BUILDING DIMENSIONS BAS=[YR=2023;ORIG=80,10] W21 N8 W29 S45 E32 S15 E5 S6 E13 N58 \$ FSP=[YR=2023;ORIG=80,2] W21 S8 E21 N8 \$ FGR=[YR=2023;ORIG=30,47] E32 S15 S5 W2 W10 S1 W20 N21 \$ FOP=[YR=2023;ORIG=62,62] E5 S6 E13 S7 W20 N8 E2 N5 \$ .