LOT 11A IN OR 829/1710
ISLAND VILLAGE PB 6/48-49

REVELL ELIZABETH
1616 RUSKIN LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031V-011A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

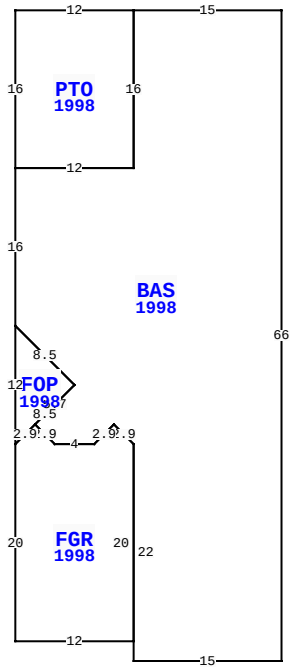
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1998	1,282	160,267
FGR	248	55	1998	136	17,002
FOP	36	30	1998	11	1,375
PTO	192	5	1998	10	1,251
TOTALS	1,758			1,439	179,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,439	135.1480	135.15	194,481	1998	2008	0	0	0	7.50	92.50

1 TOWNHOUSE – 0% - 0 Heated Area: 1282 HX Base Yr



2021 VILLAGE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	179,895
TOTAL MARKET OB/XF VALUE	2,282
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	332,177
SOH/AGL Deduction	5,756
ASSESSED VALUE	326,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,421
TOTAL JUST VALUE	332,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0829/1710	4/15/1998	WD	Q	I		83,400
GRANTOR: W R HOWELL CO						
GRANTEE: REVELL ELIZABETH						
0788/1263	3/27/1997	WD	U	V	19	17,800
GRANTOR: RED LIMITED PARTNERSH						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 PTO=[YR=1998] W12 S16 E12 N16 $ S16 W12 S16 FOP=[YR=1998] S12FGR=[YR=1998] S20 E12 N20 U2 L2 D2 L2 W4 U2 L2 D2 L2 $ U6 R6 U6 L6 $ R6 D6 D4 L4 R2 D2 E4 R2 U2 R2 D2 S22E15N66$.

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	0810	CONCRETE A	0	0	0	0	481.00	SF	6.50	6.50	100	1998	1998	3	73	2,282	

LAND DESCRIPTION

TOTAL OB/XF 2,282

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	RES	0	0003	RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS