

BLOCK 12 LOT 8  
IN OR 1110/1471  
AMELIA PARK PHASE 1 UNIT 4

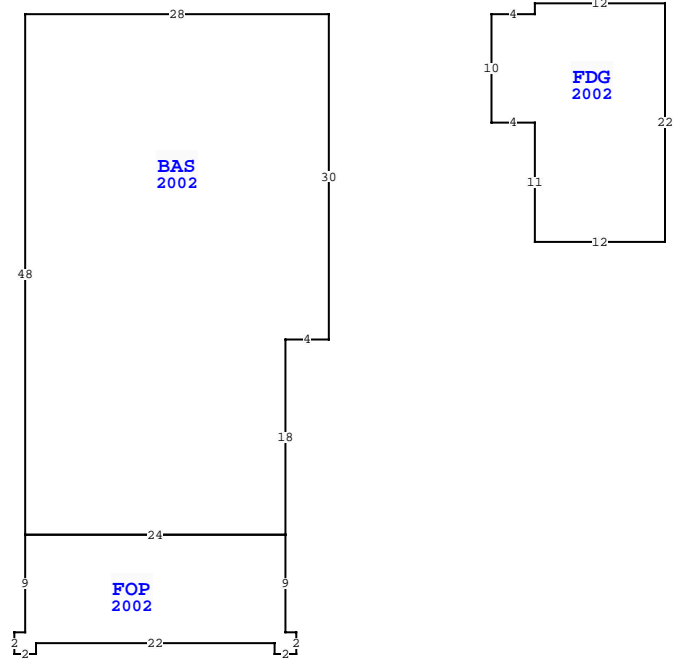
REVELL ELIZABETH J  
1616 RUSKIN LANE  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-102P-0012-0080

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 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		2 100
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		1031.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,272	100
FDG	304	60
FOP	246	30
TOTALS	1,822	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2004								
Heated Area: 1272						HX Base Yr 2004					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			325,157
TOTAL MARKET OB/XF VALUE			18,922
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			544,079
SOH/AGL Deduction			304,745
ASSESSED VALUE			239,334
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			188,612
TOTAL JUST VALUE			544,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			490,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033558	NEW CONSTR	1,000	07/23/2003
20033542	SWIM POOL	22,000	07/22/2003
20020217	NEW CONSTR	87,800	02/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/1471	1/31/2003	WD Q	Q	I		185,000
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: REVELL ELIZABETH J						
1024/0066	12/10/2001	WD U	V	19		240,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: MEADOWFIELD OF JACK						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0 100	0 0	1.00 UT 3,500.00
2	0810	CONCRETE A	0 100	60 3	180.00 SF 6.50
3	0810	CONCRETE A	0 100	25 16	400.00 SF 6.50
4	1242	WD DECK A	0 100	0 0	28.00 SF 10.00
5	0861	POOL GUNIT	0 100	21 10	210.00 SF 85.00
6	0845	KOOL DECK	0 100	0 0	400.00 SF 14.50
7	0871	POOL HTR R	0 100	0 0	1.00 UT 4,000.00
8	1243	WD DECK F	0 100	5 4	20.00 SF 8.00
9	0810	CONCRETE A	0 100	8 4	32.00 SF 6.50
10	0470	VNYL GATE	0 100	0 0	1.00 UT 300.00

TOTALS											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/08/2025			MLU					

BUILDING NOTES											
1616 RUSKIN LN, FERNANDINA BEACH											

BUILDING DIMENSIONS											
BAS=[YR=2002] W28 S48 FOP=[YR=2002] S9 W1 S2 E2 N1 E22 S1 E2 N2 W1 N9 W24 \$ E24 N18 E4 N30 \$ PTR= E15 FDG=[YR=2002] E4 N1 E12 S22 W12 N11 W4 N10 \$ W15 \$ .											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							

