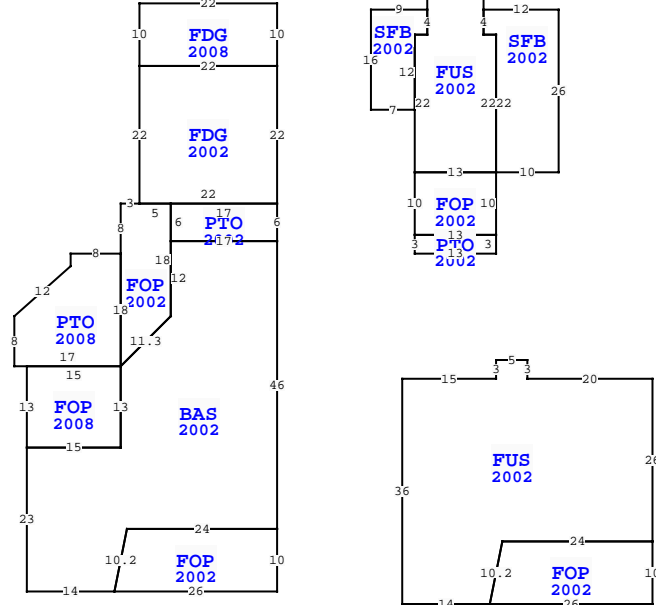


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3.5	100	
Frame	02	WOOD FRAME	100
Stories	2.5	2.5	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	YEAR
BAS	1,367	100	2002
FDG	484	60	2002
FDG	220	60	2008
FOP	130	30	2002
FOP	176	30	2002
FOP	250	30	2002
FOP	250	30	2002
FOP	195	30	2008
FUS	403	100	2002
FUS	1,205	100	2002
TOTALS	5,461		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,027	129.4181	204.48	823,441	2002	2002	0	0	10.50	89.50
1 SFR CUST - 100% - 2012										Heated Area: 3285	
1708 RUSKIN LN, FERNANDINA BEACH										HX Base Yr 2012	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE	736,980		
TOTAL MARKET OB/XF VALUE	8,837		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	995,817		
SOH/AGL Deduction	558,990		
ASSESSED VALUE	436,827		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	386,105		
TOTAL JUST VALUE	995,817		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	912,630		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111451	96' VF	5,250	08/23/2011
20071973	GATE/BRICK POSTS/	1,500	10/17/2007
20071410	WIRE GARAGE DOOR	1,200	07/30/2007
20071225	REMODEL GARAGE	20,000	07/03/2007
20071213	PATIO/FIREPIT/PER	20,000	06/28/2007
20041200	BRICK WALK & COLU	2,000	06/29/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
1740/1607	5/27/2011	WD Q	I 01		485,000
GRANTOR: COLWELL STEPHEN P & M					
GRANTEE: JOHNSON SAMUEL D &					
1026/1914	12/27/2001	WD Q	V		55,000
GRANTOR: HOMETOWN NEIGHBORHOOD					
GRANTEE: COLWELL STEPHEN P &					

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	0810	CONCRETE A	0 100	43	9	387.00	SF	6.50	6.50	100	2002	2002	3	80	2,012	
2	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50	100	2002	2002	3	80	109	
3	0476	VF 6 SBPL	0 100	0	0	95.00	LF	32.00	32.00	100	2012	2012	3	81	2,462	
4	0825	BRICK	0 100	13	6	78.00	SF	12.50	12.50	100	2004	2004	3	95	926	
5	1127	BRICK 8"	0 100	2	9	18.00	SF	11.00	11.00	100	2004	2004	3	95	188	
6	0825	BRICK	0 100	11	7	77.00	SF	12.50	12.50	100	2004	2004	3	95	914	
7	1076	TRELLIS A	0 100	8	17	136.00	SF	7.50	7.50	100	2008	2008	3	48	490	
8	1076	TRELLIS A	0 100	10	10	100.00	SF	7.50	7.50	100	2008	2008	3	48	360	
9	0881	FOUNTAIN	0 100	0	0	1.00	UT	2,000.00	2,000.00	56	2008	2008	3	56	1,120	
10	1127	BRICK 8"	0 100	6	4	24.00	SF	11.00	11.00	100	2008	2008	3	97	256	

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

BUILDING NOTES	
FDG=[YR=2008] W22 S10 FDG=[YR=2002] S22 FOP=[YR=2002] W3 S8 PTO=[YR=2008] W8S2 D8 L9 S8E17 N18\$ S18 FOP=[YR=2008] W15 S13 E15 N13 \$ BAS=[YR=2002] S13W15 S23 E14 FOP=[YR=2002] E26 N10 W24 D10 L2 \$ R2 U10 E24 N46 PTO=[YR=2002] N6 W17 S6 E17 \$ W17 S12 L8 D8 \$ U8 R8 N18 W5 \$ E22 N22 W22 \$ E22 N10 \$ PTR= E20 S60 FUS=[YR=2002] E15N3E5 S3 E20 S26 FOP=[YR=2002] S10 W26 U10 R2 E24 \$ W24 L2 D10 W14 N36 \$N60 W20 \$ PTR=E35S40 PTO=[YR=2002] N3 FOP=[YR=2002] N10 SFB=[YR=2002] E10 N26 W12 FUS=[YR=2002] N9 W9 S9 SFB=[YR=2002] W9 S16 E7 N12 E2 N4 \$ S4 W2 S22 E13 N22 W2 N4 \$ S4 E2 S22 \$ W13 S10 E13 \$ W13 S3 E13 \$ N40 W35\$.	

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	% 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	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	5,000.00	5,000.00	250,000							