

BLOCK 16 LOT 6B
IN OR 2058/1461
AMELIA PARK PHASE 1 UNIT 5

FREDERICK PUGH TRUST/PUGH FREDERICK CO-TRUSTEE
1552 RUSKIN LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0016-06B0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2003	1,288	249,043
FGR	484	55	2003	266	51,433
FOP	16	30	2003	5	967
FOP	92	30	2003	28	5,414
FUS	1,011	100	2003	1,011	195,482

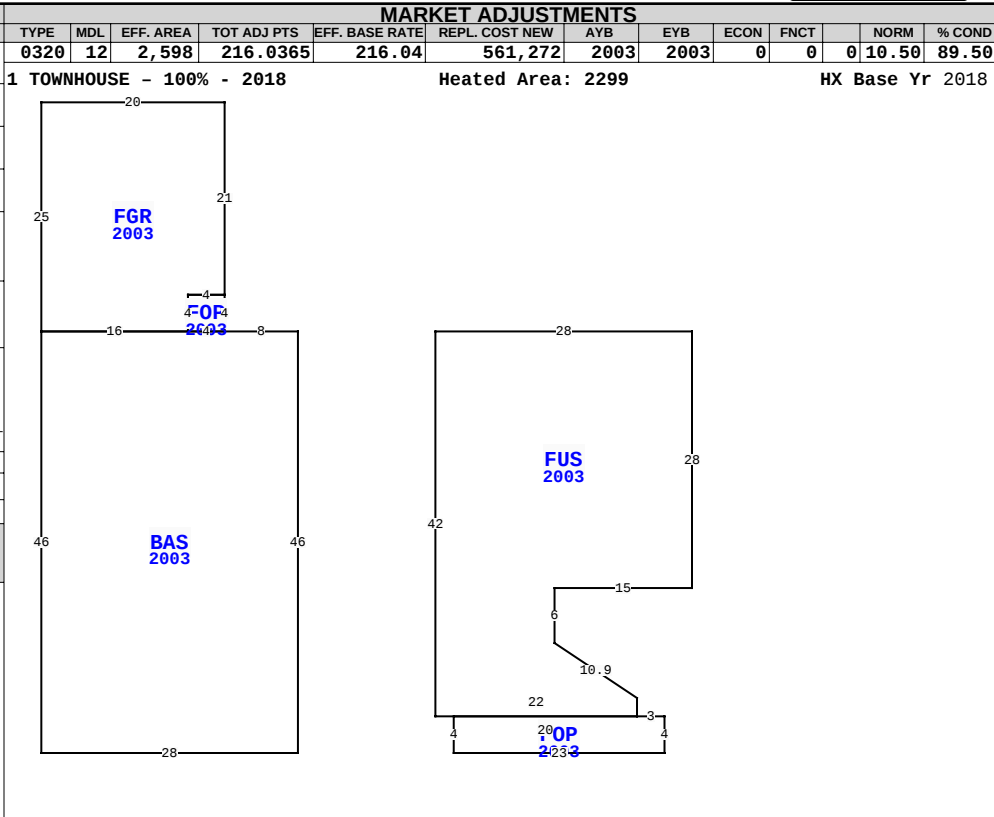
TOTALS	2,891			2,598	502,338
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EXTRA FEATURES

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	0966	FIRE SPRNK	0	100	0	0	2,302.00	SF	4.50	4.50	100	2003	2003	3	82	8,494	
2	1131	REINFR	8	0	100	36	3	108.00	SF	11.03	100	2003	2003	3	95	1,131	
3	0855	CONC PAVER	0	100	0	0	315.00	SF	10.00	10.00	100	2003	2003	3	82	2,583	
4	0810	CONCRETE A	0	100	4	8	32.00	SF	9.75	9.75	100	2003	2003	3	82	256	
5	0810	CONCRETE A	0	100	16	27	432.00	SF	6.50	6.50	100	2003	2003	3	82	2,303	
6	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	2003	2003	3	82	512	
7	0478	VF 6 SLAT	0	100	0	0	4.00	LF	15.00	15.00	100	2003	2003	3	58	35	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174	

LAND DESCRIPTION

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	0006	R-2	0.00	0.00	28.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	140,000							



1552 RUSKIN LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		502,338	
TOTAL MARKET OB/XF VALUE		15,488	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		657,826	
SOH/AGL Deduction		263,413	
ASSESSED VALUE		394,413	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		343,691	
TOTAL JUST VALUE		657,826	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		637,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0885	KITCHEN REMODEL,	20,000	03/07/2025
20022057	NEW CONSTR	181,155	11/29/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2058/1461	5/20/2016	WD U	I	I	11	100
GRANTOR: PUGH FREDERICK & JEAN						
GRANTEE: FREDERICK PUGH TRUS						
2092/1231	3/20/2013	WD U	I	I	11	100
GRANTOR: LEWIS JEFFREY & MARY						
GRANTEE: PUGH FREDERICK & JE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2003] W8 FOP=[YR=2003] W4 N4 E4 S4 \$ W4
FGR=[YR=2003] N4 E4 N21 W20 S25 E16\$ W16 S46 E28 N46\$ PTR=
E15 FUS=[YR=2003] E28 S28 W15 S6 R9 D6 S2 FOP=[YR=2003] E3
S4 W23 N4E20 \$ W22 N42 \$ W15 \$.