BLOCK 16 LOT 6C
IN OR 1763/755
AMELIA PARK PHASE 1 UNIT 5

EDLIN DONALD P LIVING TRUST/EDLIN DONALD P TRUSTEE
1548 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0016-06C0

BUILDING CHARACTERISTICS

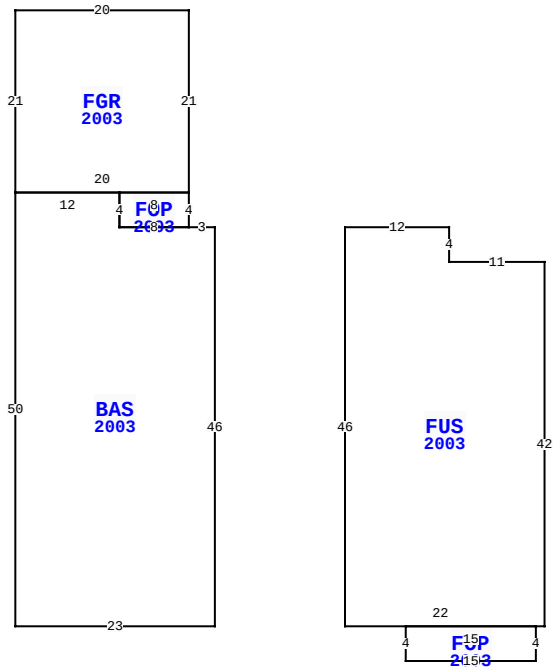
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2003	1,106	220,177
FGR	420	55	2003	231	45,986
FOP	32	30	2003	10	1,990
FOP	60	30	2003	18	3,584
FUS	1,014	100	2003	1,014	201,862
TOTALS	2,632			2,379	473,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,379	222.4286	222.43	529,161	2003	2003	0	0	0	10.50	89.50

1 TOWNHOUSE – 100% - 2004 Heated Area: 2120 HX Base Yr 2004



1548 RUSKIN LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		473,599
TOTAL MARKET OB/XF VALUE		15,477
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		629,076
SOH/AGL Deduction		357,581
ASSESSED VALUE		271,495
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,773
TOTAL JUST VALUE		629,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022055	NEW CONSTR	169,000	11/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1763/0755	2/21/2011	WD	U	I	30	100
GRANTOR: EDLIN DONALD P						
GRANTEE: EDLIN DONALD P TRUS						
1154/1234	7/18/2003	WD	Q	V		35,500
GRANTOR: BRYLEN HOMED LTD						
GRANTEE: EDLIN DONALD P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 FOP=[YR=2003] N4 FGR=[YR=2003] N21 W20 S21 E20 $ W8 S4 E8 $ W8 N4 W12 S50 E23 N46$ PTR= E15 FUS=[YR=2003] E12 S4 E11 S42 W1 FOP=[YR=2003] S4 W15 N4 E15$ W22 N46 $ W15 $.

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	0966	FIRE SPRNK	0	100	0	0	2,120.00	SF	4.50	4.50	100	2003	2003	3	82	7,823	
2	1131	REINFR 8	0	100	38	3	114.00	SF	11.03	11.03	100	2003	2003	3	95	1,194	
3	0855	CONC PAVER	0	100	0	0	255.00	SF	10.00	10.00	100	2003	2003	3	82	2,091	
4	1126	CB/STC 8"	0	100	13	5	65.00	SF	8.00	8.00	100	2003	2003	3	82	426	
5	0810	CONCRETE A	0	100	12	8	96.00	SF	13.00	13.00	100	2003	2003	3	82	1,023	
6	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2003	2003	3	82	368	
7	0810	CONCRETE A	0	100	16	24	384.00	SF	6.50	6.50	100	2003	2003	3	82	2,047	
8	0478	VF 6 SLAT	0	100	0	0	30.00	LF	7.50	7.50	100	2003	2003	3	58	131	
9	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174	
10	0478	VF 6 SLAT	0	100	0	0	23.00	LF	15.00	15.00	100	2003	2003	3	58	200	

TOTAL OB/XF 15,477

LAND DESCRIPTION

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS