BLOCK 16 LOT 7A
AMELIA PARK PHASE 1 UNIT 5
PB 6/295

GLASER MICHAEL & GLENDA TRUST/GLASER MICHAEL L TRU
593 E STACEY LN
TEMPE, AZ 85284

2025

00-00-31-102P-0016-07A0

BUILDING CHARACTERISTICS

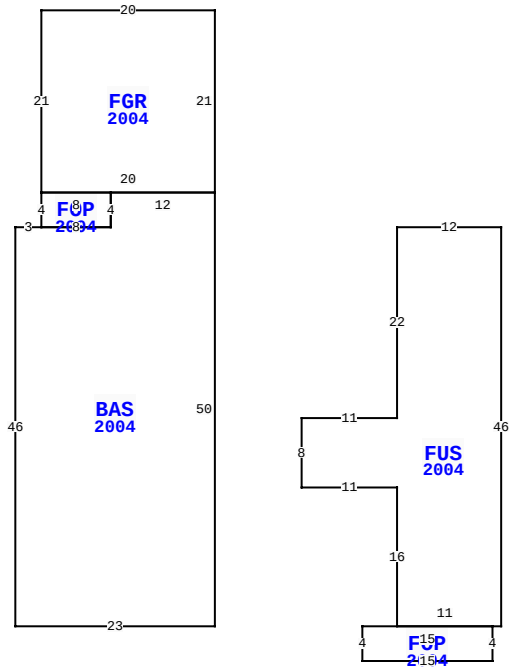
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2004	1,106	231,381
FGR	420	55	2004	231	48,326
FOP	32	30	2004	10	2,093
FOP	60	30	2004	18	3,766
FUS	640	100	2004	640	133,891
TOTALS	2,258			2,005	419,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,005	232.4531	232.45	466,062	2004	2004	0	0	0	10.00	90.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1746 HX Base Yr



1544 RUSKIN LN, FERNANDINA BEACH

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

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	0	0	0	1,746.00	SF	4.50	4.50	100	2004	2004	3	83	6,521	
2	1131	REINFR 8	0	0	38	3	114.00	SF	11.03	11.03	100	2004	2004	3	95	1,194	
3	0855	CONC PAVER	0	0	0	0	255.00	SF	10.00	10.00	100	2004	2004	3	83	2,117	
4	0810	CONCRETE A	0	0	25	16	400.00	SF	6.50	6.50	100	2004	2004	3	83	2,158	
5	0810	CONCRETE A	0	0	12	7	84.00	SF	6.50	6.50	100	2004	2004	3	83	453	
6	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2004	2004	3	83	324	
7	0478	VF 6 SLAT	0	0	0	0	30.00	LF	7.50	7.50	100	2003	2003	3	58	131	
8	0478	VF 6 SLAT	0	0	0	0	76.00	LF	15.00	15.00	100	2004	2004	3	61	695	
9	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	419,456
TOTAL MARKET OB/XF VALUE	13,776
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	573,232
SOH/AGL Deduction	70,038
ASSESSED VALUE	503,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	503,194
TOTAL JUST VALUE	573,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034199	NEW CONSTR	155,000	11/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/1659	5/24/2019	WD	Q	I	01	335,000
GRANTOR: PATE JENNIFER RYAN TS						
GRANTEE: MICHAEL L GLASER &						
1174/1134	9/23/2003	WD	Q	V		35,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: PATE JENNIFER RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W20 S21 FOP=[YR=2004] S4 BAS=[YR=2004] W3 S46 E23 N50 W12 S4 W8$ E8 N4 W8$ E20 N21$ PTR=S47 E10FUS=[YR=2004] E11 N22 E12 S46 W1 FOP=[YR=2004] S4 W15 N4 E15$ W11 N16 W11 N8$N47 W10$.

LAND DESCRIPTION

TOTAL OB/XF 13,776

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		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