BLOCK 16 LOT 8B
IN OR 2219/1403
AMELIA PARK PHASE 1 UNIT 5

RIDENER ELDON & BONNIE
1528 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0016-08B0

BUILDING CHARACTERISTICS

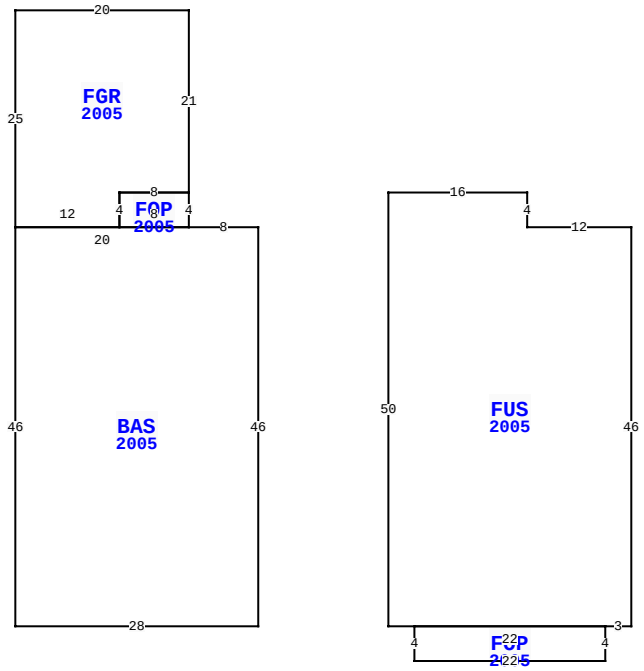
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,288	100	2005	1,288	243,187
FGR	468	55	2005	257	48,524
FOP	32	30	2005	10	1,888
FOP	88	30	2005	26	4,909
FUS	1,352	100	2005	1,352	255,272
TOTALS	3,228			2,933	553,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,933	208.6330	208.63	611,912	2005	2005	0	0	0	9.50	90.50

1 TOWNHOUSE – 100% - 2019 Heated Area: 2640 HX Base Yr 2019



1528 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		553,780
TOTAL MARKET OB/XF VALUE		6,892
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		700,672
SOH/AGL Deduction		276,003
ASSESSED VALUE		424,669
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		373,947
TOTAL JUST VALUE		700,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		680,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052976	OTHER	1,000	11/08/2005
20052149	H/AC	7,000	07/06/2005
20051654	NEW CONSTR	7,000	04/21/2005
20051548	NEW CONSTR	2,000	04/11/2005
20051489	NEW CONSTR	154,000	03/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1403	8/27/2018	WD	Q	I	01	455,000
GRANTOR: KIM JOHN I & DOLLY YI						
GRANTEE: RIDENER ELDON & BON						
1269/0945	10/28/2004	WD	Q	V		43,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: KIM JOHN I & DOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N46 W8 FOP=[YR=2005] N4 FGR=[YR=2005] N21 W20 S25 E12 N4 E8$ W8 S4 E8$W20 S46 E28$ PTR=E15 FUS=[YR=2005] N50 E16 S4 E12 S46 W3 FOP=[YR=2005] S4 W22 N4 E22$W25$ 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	0855	CONC PAVER	0	100	0	0	265.00	SF	10.00	10.00	100	2005	2005	3	84	2,226	
2	1131	REINFR 8	0	100	28	3	84.00	SF	11.03	11.03	100	2005	2005	3	96	889	
3	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	2005	2005	3	84	655	
4	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2005	2005	3	84	2,796	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	
6	0478	VF 6 SLAT	0	100	0	0	14.00	LF	15.00	15.00	100	2005	2005	3	64	134	

LAND DESCRIPTION

TOTAL OB/XF 6,892

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