

HENNE JOHN D & JUDY C
1520 RUSKIN LN
FERNANDINA BEACH, FL 32034

00-00-31-102P-0016-08D0

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT										TYPE										MDL									
Exterior Wall										0320										12									
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									
NEIGHBORHOOD/LOC										1031.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										1,106										100									
FGR										420										55									
FOP										32										30									
FOP										80										30									
FUS										1,014										100									
TOTALS										2,652																			
EXTRA FEATURES										1520 RUSKIN LN, FERNANDINA BEACH																			
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 0855										CONC PAVER										0 100									
2 1131										REINFR 8										0 100									
3 0810										CONCRETE A										0 100									
4 0810										CONCRETE A										0 100									
5 0810										CONCRETE A										0 100									
6 0470										VNYL GATE										0 100									
7 0478										VF 6 SLAT										0 100									
LAND DESCRIPTION										TOTAL OB/XF										8,394									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
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										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									
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