BLOCK 2 LOT 4
AMELIA PARK TOWN CENTER BLOCKS
2 & 3 PBK 8/315

MATTHEWS CRYSTAL R
1504 RUSKIN LN
FDNA BCH, FL 32034

2025

00-00-31-128P-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

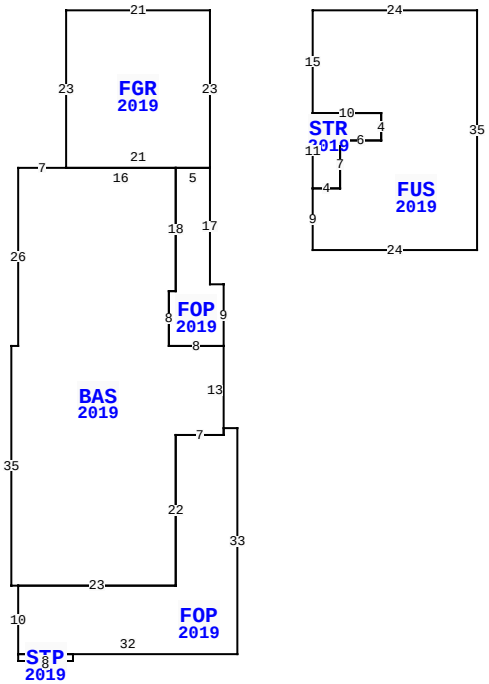
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	2019	1,521	375,537
FGR	483	55	2019	266	65,676
FOP	156	30	2019	47	11,604
FOP	520	30	2019	156	38,517
FUS	772	100	2019	772	190,608
STP	8	10	2019	1	247
STR	68	10	2019	7	1,729
TOTALS	3,528			2,770	683,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,770	159.4541	251.94	697,874	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2025 Heated Area: 2293 HX Base Yr 2025



1504 RUSKIN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		683,917
TOTAL MARKET OB/XF VALUE		3,958
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		885,875
SOH/AGL Deduction		254,689
ASSESSED VALUE		631,186
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		575,464
TOTAL JUST VALUE		885,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		789,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190053	NEW CONSTR	0	03/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/1098	11/01/2024	WD	Q	I	02	962,500
GRANTOR: GARDNER LEWIS B & JUL						
GRANTEE: MATTHEWS CRYSTAL R						
2398/1919	10/08/2020	WD	Q	I	01	619,000
GRANTOR: LARSON HENRY & MARIE						
GRANTEE: GARDNER LEWIS B & J						

BUILDING NOTES

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	408.00	SF	10.00	10.00	100	2019	2019	3	97	3,958	

BUILDING DIMENSIONS

FGR=[YR=2019] W21 S23 BAS=[YR=2019] W7 S26 W1 S35 E1 FOP=[YR=2019] S10 STP=[YR=2019] S1 E8 N1 W8$ E32 N33 W2 S1 W7 S22 W23$ E23 N22 E7 N13 FOP=[YR=2019] N9 W2 N17 W5 S18 W1 S8 E8$ W8 N8 E1 N18 W16$ E21 N23$ PTR=E15 FUS=[YR=2019] E24 S35 W24 N9 STR=[YR=2019] N11 E10 S4 W6 S7 W4$ E4 N7 E6 N4 W10 N15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 3,958

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	45.00	FF		1.00	1.00	1.10	4,000.00	4,400.00	198,000							

REVIEW DATE 10/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS