BLOCK 2 LOT 7
AMELIA PARK TOWN CENTER BLOCKS
2 & 3 PBK 8/315

GARRETT DONNA J
1516 RUSKIN LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-128P-0002-0070

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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

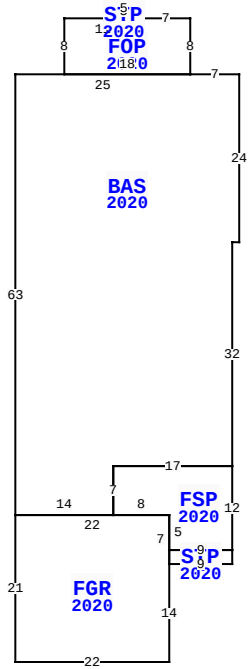
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	2020	1,858	451,895
FGR	462	55	2020	254	61,777
FOP	144	30	2020	43	10,459
FSP	164	40	2020	66	16,053
STP	5	10	2020	0	0
STP	18	10	2020	2	487
TOTALS	2,651			2,223	540,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,223	156.2816	246.92	548,903	2020	2020	0	0	0	1.50	98.50

1 SFR CUST - 100% - 2021 Heated Area: 1858 HX Base Yr 2021



1516 RUSKIN LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		540,669
TOTAL MARKET OB/XF VALUE		6,528
TOTAL LAND VALUE - MARKET		206,800
TOTAL MARKET VALUE		753,997
SOH/AGL Deduction		258,014
ASSESSED VALUE		495,983
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		445,261
TOTAL JUST VALUE		753,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190476	NEW CONSTR	253,805	08/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2360/0391	5/08/2020	WD	Q	I	01	565,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: GARRETT DONNA J						
2248/0536	1/07/2019	SW	U	V	30	707,500
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W7 FOP=[YR=2020] N8 W7 STP=[YR=2020] N1 W5 S1 E5$ W11 S8 E18$ W25 S63 FGR=[YR=2020] S21 E22 N14 STP=[YR=2020] E9 N2 FSP=[YR=2020] N12 W17 S7 E8 S5 E9$ W9 S2$ N7 W22 $ E14 N7 E17 N32 E1 N24$.

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	272.00	SF	10.00	10.00	100	2020	2020	3	98	2,666	
2	0855	CONC PAVER	0	100	0	0	192.00	SF	10.00	10.00	100	2020	2020	3	98	1,882	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 6,528

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	47.00	FF		1.00	1.00	1.10	4,000.00	4,400.00	206,800							

REVIEW DATE 05/13/2020 BY DJ Total Acres: 0.00 Total Land Value: 206,800 Market: 0 Agricultural: 0 Common: 206,800 PRINTED 07/30/2025 BY SYS