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

DOTY ROSE ANN L/E/
1556 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0016-06A0

BUILDING CHARACTERISTICS

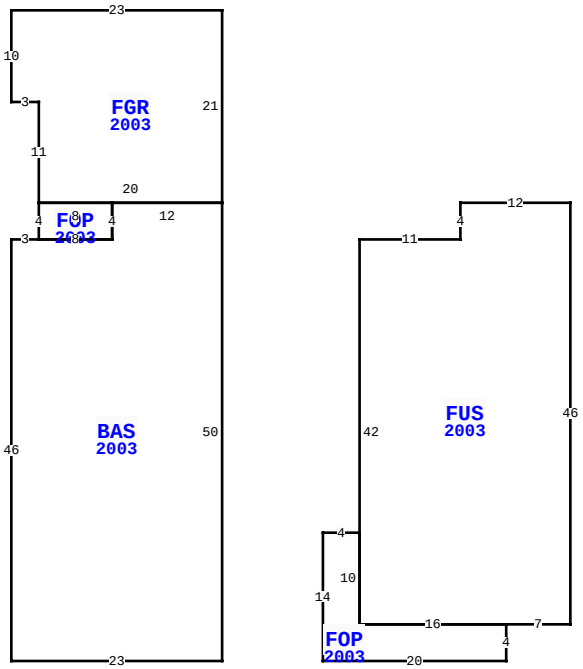
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
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	2003	1,106	202,498
FGR	450	55	2003	248	45,407
FOP	32	30	2003	10	1,831
FOP	120	30	2003	36	6,591
FUS	1,014	100	2003	1,014	185,654
TOTALS	2,722			2,414	441,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,414	195.9216	205.72	496,608	2003	2003	0	0	0	11.00	89.00

1 TOWNHOUSE 100% - 2020 Heated Area: 2120 HX Base Yr 2020



1556 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		441,981
TOTAL MARKET OB/XF VALUE		9,661
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		591,642
SOH/AGL Deduction		185,897
ASSESSED VALUE		405,745
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		354,334
TOTAL JUST VALUE		591,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022056	NEW CONSTR	152,000	11/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/1169	6/10/2021	QC	U	I	11	100
GRANTOR: DOTY RICHARD L & ROSE						
GRANTEE: DOTY DANIEL S						
2275/1640	5/21/2019	WD	Q	I	02	445,000
GRANTOR: SCHACHTER DIANA & SUS						
GRANTEE: DOTY RICHARD L & RO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W23 S10 E3 S11 FOP=[YR=2003] S4 BAS=[YR=2003] W3 S46 E23 N50 W12 S4 W8 $ E8 N4 W8 $ E20 N21 $ PTR=S25E15 FUS=[YR=2003] E11 N4 E12 S46 W7 FOP=[YR=2003] S4 W20 N14 E4 S10 E16 $ W16 N42 $ N25W15 $.

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	100	0	0	2,120.00	SF	4.50	4.50	100	2003	2003	3	80	7,632	
2	1131	REINFR 8	0	100	38	3	114.00	SF	11.03	11.03	100	2003	2003	3	94	1,181	
4	1126	CB/STC 8"	0	100	13	5	65.00	SF	8.00	8.00	100	2003	2003	3	80	416	
8	0911	SCRN RM A	0	100	15	8	120.00	SF	18.00	18.00	100	2004	2004	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 9,661

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS