BLOCK 16 LOT 6B
IN OR 2058/1461
AMELIA PARK PHASE 1 UNIT 5

FREDERICK PUGH TRUST/PUGH FREDERICK CO-TRUSTEE
1552 RUSKIN LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0016-06B0

NASSAU COUNTY PROPERTY

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

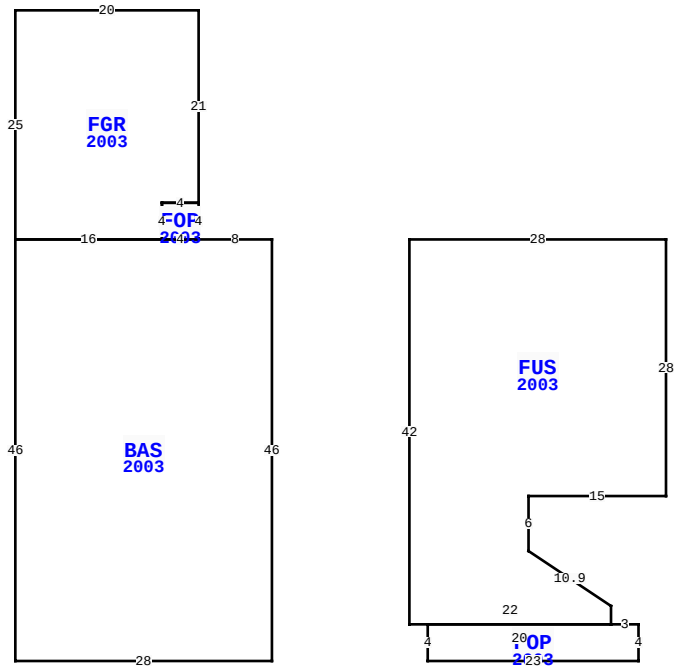
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2003	1,288	229,046
FGR	484	55	2003	266	47,303
FOP	16	30	2003	5	889
FOP	92	30	2003	28	4,980
FUS	1,011	100	2003	1,011	179,787
TOTALS	2,891			2,598	462,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,598	190.2912	199.81	519,106	2003	2003	0	0	0	11.00	89.00

1 TOWNHOUSE 100% - 2018 Heated Area: 2299 HX Base Yr 2018



1552 RUSKIN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		462,004
TOTAL MARKET OB/XF VALUE		9,406
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		611,410
SOH/AGL Deduction		206,348
ASSESSED VALUE		405,062
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		353,651
TOTAL JUST VALUE		611,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		657,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0885	KITCHEN REMODEL,	20,000	03/07/2025
20022057	NEW CONSTR	181,155	11/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2058/1461	5/20/2016	WD	U	I	11	100
GRANTOR: PUGH FREDERICK & JEAN						
GRANTEE: FREDERICK PUGH TRUS						
2092/1231	3/20/2013	WD	U	I	11	100
GRANTOR: LEWIS JEFFREY & MARY						
GRANTEE: PUGH FREDERICK & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 FOP=[YR=2003] W4 N4 E4 S4 $ W4
FGR=[YR=2003] N4 E4 N21 W20 S25 E16$ W16 S46 E28 N46$ PTR=
E15 FUS=[YR=2003] E28 S28 W15 S6 R9 D6 S2 FOP=[YR=2003] E3
S4 W23 N4E20 $ W22 N42 $ 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	0966	FIRE SPRNK	0	100	0	0	2,302.00	SF	4.50	4.50	100	2003	2003	3	80	8,287	
2	1131	REINFR 8	0	100	36	3	108.00	SF	11.03	11.03	100	2003	2003	3	94	1,119	

LAND DESCRIPTION

TOTAL OB/XF 9,406

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	0006	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