

BLOCK 16 LOT 7C
IN OR 1866/1029
AMELIA PARK PHASE 1 UNIT 5

DEGHUEE FAMILY TRUST/DEGHUEE BRADLEY J TRUSTEE
1536 RUSKIN LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0016-07C0



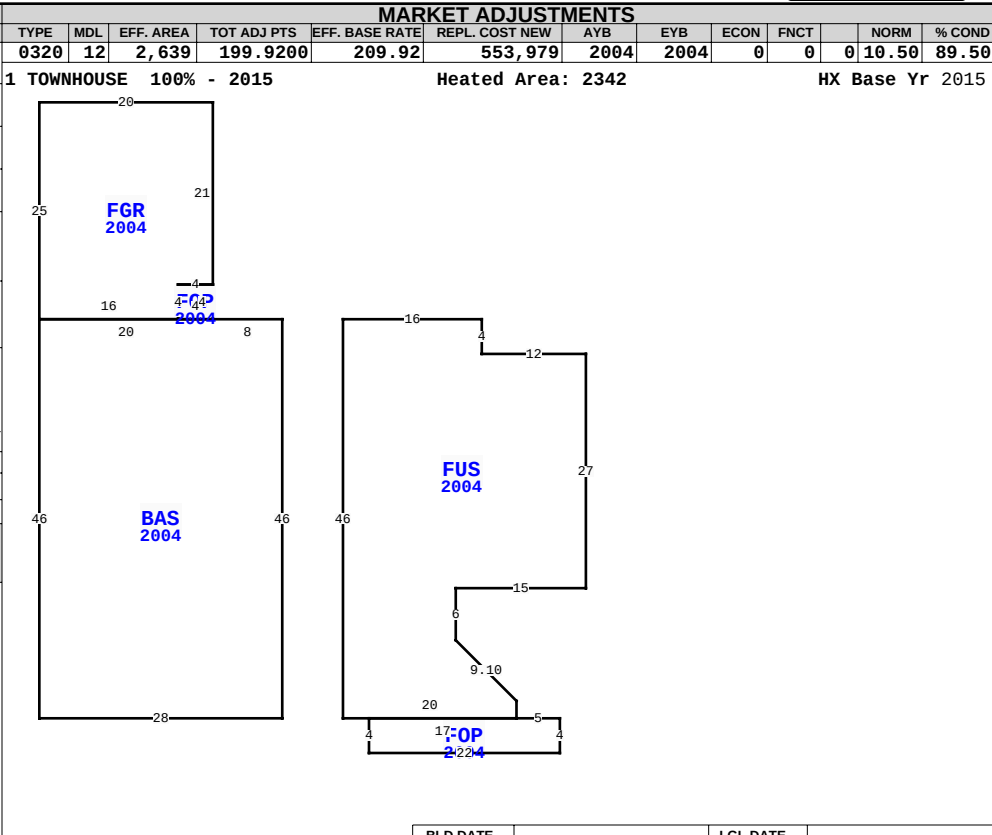
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	2004	1,288	241,987
FGR	484	55	2004	266	49,976
FOP	16	30	2004	5	940
FOP	88	30	2004	26	4,885
FUS	1,054	100	2004	1,054	198,024
TOTALS	2,930			2,639	495,811

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0966	FIRE SPRNK	0	100	0	2,341.00	SF	4.50	4.50
2	1131	REINFR	8	0	100	38	3	11.03	11.03

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	28.00



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	28.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	495,811								
TOTAL MARKET OB/XF VALUE	9,832								
TOTAL LAND VALUE - MARKET	140,000								
TOTAL MARKET VALUE	645,643								
SOH/AGL Deduction	274,625								
ASSESSED VALUE	371,018								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	319,607								
TOTAL JUST VALUE	645,643								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	696,320								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041556	CHNGE SRVC	2,000	08/27/2004
20034200	NEW CONSTR	185,000	11/25/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1866/1029	7/08/2013	WD	Q	I	02	367,000	
GRANTOR: DEAN RAYMOND R & HOPE							
GRANTEE: DEGHUEE BRADLEY J &							
1174/1080	9/23/2003	WD	Q	V		36,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: DEAN RAYMOND R & HO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2004] W20 S25 BAS=[YR=2004] S46 E28 N46 W8									
FOP=[YR=2004] N4 W4 S4 E4 \$ W20\$ E16 N4 E4 N21\$ PTR=E15 S25									
FUS=[YR=2004] E16 S4 E12 S27 W15 S6 R7 D7 S2 FOP=[YR=2004] E5 S4 W22 N4 E17\$ W20 N46\$ W15N25\$.									