BLOCK 16 LOT 8C
AMELIA PARK PHASE 1 UNIT 5
PB 6/295

EARLY DWIGHT H III & JANE L L/E/
1524 RUSKIN LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0016-08C0

BUILDING CHARACTERISTICS

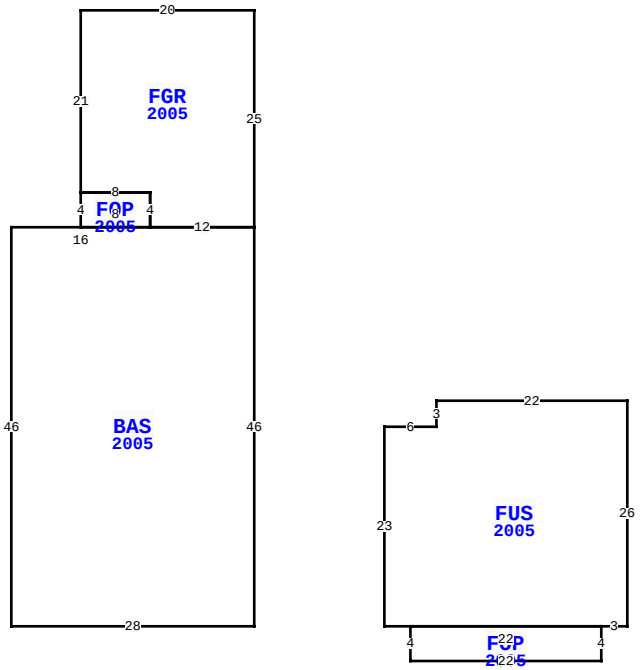
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	2005	1,288	247,188
FGR	468	55	2005	257	49,323
FOP	32	30	2005	10	1,919
FOP	88	30	2005	26	4,990
FUS	710	100	2005	710	136,260
TOTALS	2,586			2,291	439,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,291	203.0854	213.24	488,533	2005	2005	0	0	0	10.00	90.00

1 TOWNHOUSE 100% - 2022 Heated Area: 1998 HX Base Yr 2022



1524 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		439,680
TOTAL MARKET OB/XF VALUE		8,343
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		588,023
SOH/AGL Deduction		62,214
ASSESSED VALUE		525,809
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		474,398
TOTAL JUST VALUE		588,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		632,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052975	OTHER	1,000	11/08/2005
20052150	H/AC	7,000	07/06/2005
20051653	NEW CONSTR	7,000	04/21/2005
20051549	NEW CONSTR	2,000	04/11/2005
20051490	NEW CONSTR	136,000	03/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1574	3/20/2024	QC	U	I	11	100
GRANTOR: EARLY DWIGHT HOLDRIDG						
GRANTEE: EARLY KATHERINE LEE						
2357/0034	4/23/2020	WD	Q	I	02	415,000
GRANTOR: TOPINKA JOSEPH L						
GRANTEE: EARLY DWIGHT H III						

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	0966	FIRE SPRNK	0	100	0	0	1,998.00	SF	4.50	4.50	100	2005	2005	3	83	7,463	
4	1131	REINFR 8	0	100	28	3	84.00	SF	11.03	11.03	100	2005	2005	3	95	880	

BUILDING DIMENSIONS

BAS=[YR=2005] N46 FGR=[YR=2005] N25 W20 S21 E8 S4 E12$W12
FOP=[YR=2005] N4 W8 S4 E8$W16 S46 E28$PTR=E15 FUS=[YR=2005]
N23 E6 N3 E22 S26 W3 FOP=[YR=2005] S4 W22 N4 E22$W25$ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 8,343

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