

PT OF LOT 230 E50' OF W80' OF
N151.5
IN OR 1980/1680

PRUITT ALMA D
1800 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0230-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	10	ABOVE AVG 100								0900	01	2,222	115.1451	136.73	303,814	1981	1995	0	0	0	13.00	87.00	STANDARD																										
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2016										Heated Area: 1803										HX Base Yr 2016																			
Roof Cover	03	COMP SHNGL 100								FDG 1993 FSP 1993 BAS 1993 FUS 1993																																							
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 70																																															
Interior Floo	15	HARDTILE 30																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		2 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.5	1.5 100																																															
Units		0 100																																															
BUD8 Adjustme	02	DIST FB 100																																															
Occupancy	00	NONE 100																																															
Quality		04 Quality Level 04																																															
DOR CODE		0100 SINGLE FAMILY																																															
MAP NUM										MKT AREA								01																															
NEIGHBORHOOD/LOC		1012.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,179	100	1,179	140,248																																													
FDG	588	60	353	41,991																																													
FSP	165	40	66	7,851																																													
FUS	624	100	624	74,228																																													
TOTALS		2,556		2,222		264,318																																											
EXTRA FEATURES										1800 ATLANTIC AVE, FERNANDINA BEACH																																							
L N	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	0810	CONCRETE A	0	100	114	4	456.00	SF	6.50	6.50	100	1981	1981	3	38	1,126																																	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803																																	
3	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2002	2002	3	83	3,280																																	
4	0825	BRICK	0	100	2	4	8.00	SF	12.50	12.50	100	1981	1981	3	77	77																																	
5	1242	WD DECK A	0	100	7	6	42.00	SF	10.00	10.00	100	1995	1995	3	20	84																																	
LAND DESCRIPTION																		TOTAL OB/XF 6,370																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000100	C	SFR	100	0003	R-1	50.00	150.00	50.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	138,000																																
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 138,000 Market: 0 Agricultural: 0 Common: 138,000 PRINTED 08/02/2023 BY SYS																																																	