BLOCK 27 LOTS 10 & N 40' OF
LOT 9 & E 40' OF LOT 5
EX N 5' OF LOT 5 OR 380/378

PRUITT ALMA D
1800 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0027-0100

BUILDING CHARACTERISTICS

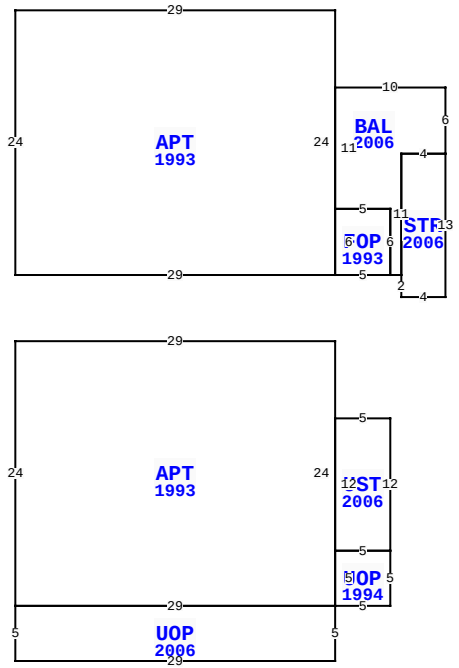
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	696	100	696	83,229
APT	696	100	696	83,229
BAL	96	15	14	1,674
FOP	30	30	9	1,076
STR	52	10	5	598
UOP	25	20	5	598
UOP	145	20	29	3,468
UST	60	45	27	3,229
TOTALS	1,800		1,481	177,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,481	115.2600	137.45	203,563	1946	1995	0	0	0	13.00	87.00

1 DUPLEX – 0% - 0 Heated Area: 1392 HX Base Yr



221 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	373,078
TOTAL MARKET OB/XF VALUE	7,633
TOTAL LAND VALUE - MARKET	295,200
TOTAL MARKET VALUE	675,911
SOH/AGL Deduction	128,354
ASSESSED VALUE	547,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	547,557
TOTAL JUST VALUE	675,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	570,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121813	ENCLOSE GARAGE	15,000	09/04/2012
20121737	RE-ROOF DUPLEX	3,282	08/23/2012
20090022	UG SERVICE/ADD ME	2,500	01/07/2009
20041797	REROOF SFR SHINGL	3,000	10/05/2004
20033187	REPLACE ROTTEN WO	1,000	06/03/2003
B9873	REMODEL	2,800	06/14/2996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0380/0378	2/23/1983	WD	Q	I		32,000
GRANTOR: ACHATES CORPORATION						
GRANTEE: PRUITT JOHN D & ALM						
0276/0414	10/06/1978	WD	Q	I		11,000
GRANTOR: HUGHES JAMES IRVING &						
GRANTEE: ACHATES CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W29 S24 UOP=[YR=2006] S5E29 N5 UOP=[YR=1994] E5N5 UST=[YR=2006] N12W5 S12E5$ W5S5$ W29$E29 N24$ PTR= N30 APT=[YR=1993] W29 S24 E29 FOP=[YR=1993] E5BAL=[YR=2006] E1 STR=[YR=2006] S2E4N13W4 S11$ N11E4N6W10S11E5 S6$N6W5S6$N24$ S30$.

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	0810	CONCRETE A	0	0	0	0	865.00	SF	6.50	6.50	100	1995	1995	3	72	4,048	
3	0810	CONCRETE A	0	0	0	0	113.00	SF	6.50	6.50	100	1970	1970	3	22	162	
5	0810	CONCRETE A	0	0	0	0	603.00	SF	6.50	6.50	100	1996	1996	3	73	2,861	
6	0855	CONC PAVER	0	0	0	0	110.00	SF	7.00	7.00	100	1996	1996	3	73	562	

LAND DESCRIPTION

TOTAL OB/XF 7,633

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	000800	C	MULTI-FAM	0	0003	R-2	48.00	150.00	47.50	FF		1.00	1.00	1.01	4,000.00	4,032.00	191,520							
2	000100	C	SFR	0	0003	R-2	40.00	50.00	40.00	FF		1.00	1.00	0.65	4,000.00	2,592.00	103,680							

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 295,200 Market: 0 Agricultural: 0 Common: 295,200 PRINTED 08/02/2023 BY SYS

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EX N 5' OF LOT 5 OR 380/378

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2023

00-00-31-1800-0027-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

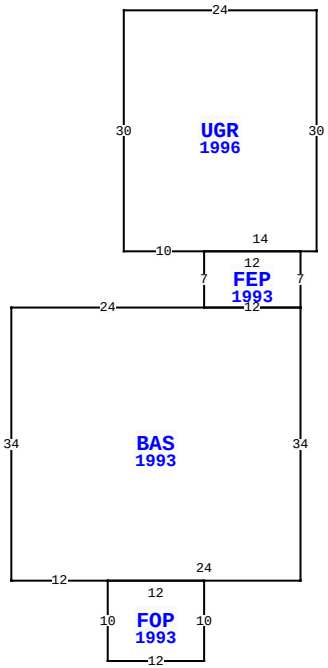
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	145,292
FEP	84	80	67	7,953
FOP	120	30	36	4,273
UGR	720	45	324	38,460
TOTALS	2,148		1,651	195,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,651	117.6000	139.65	230,562	1930	1990	0	0	0	15.00	85.00

2 SNGL FAM – 0% - 0 Heated Area: 1224 HX Base Yr



221 S 6TH ST, FERNANDINA BEACH

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TOTAL JUST VALUE	675,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	570,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9622	REMODEL	2,500	02/26/1996
B9156	XFOB	6,000	06/20/1995
3742B	REMODEL	20,000	06/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0380/0378	2/23/1983	WD	Q	I		32,000
GRANTOR: ACHATES CORPORATION						
GRANTEE: PRUITT JOHN D & ALM						
0276/0414	10/06/1978	WD	Q	I		11,000
GRANTOR: HUGHES JAMES IRVING &						
GRANTEE: ACHATES CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1996] W24 S30 E10 FEP=[YR=1993] S7 BAS=[YR=1993] W24 S34 E12 FOP=[YR=1993] S10 E12 N10 W12 $ E24 N34 W12 $ E12 N7 W12 $ E14 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 295,200 Market: 0 Agricultural: 0 Common: 295,200 PRINTED 08/02/2023 BY SYS