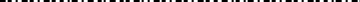
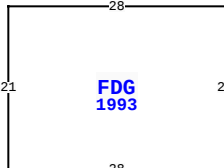
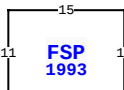
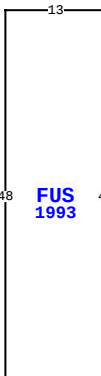


PRUITT ALMA D
1800 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 100				0900	01	2,222	115.1451		143.93	319,812	1981	1995		0	0	13.50	86.50	STANDARD													
Roof Structure	03	GABLE/HIP 100				1 SNGL FAM - 100% - 2016										Heated Area: 1803							HX Base Yr 2016										
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 70																															
Interior Floor	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 Units	1.5	1.5 100 0 100																															
BUD8 Adjustme	02	DIST FB 100																															
Occupancy	00	NONE 100																															
Quality		04	Quality Level 04			 																											
DOR CODE	0100SINGLE 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	146,784																													
FDG	588	60	353	43,948																													
FSP	165	40	66	8,217																													
FUS	624	100	624	77,687																													
TOTALS		2,556		2,222	276,637																												
EXTRA FEATURES						1800 ATLANTIC AVE, FERNANDINA BEACH														BLD DATE 03/25/2015 KK LGL DATE 03/27/2024 MLU													
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	0100	114	4	456.00	SF	6.50	6.50	100	1981	1981	3	35	1,037																		
2	0500	FP-PRE FAB	0100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715																		
3	0810	CONCRETE A	0100	38	16	608.00	SF	6.50	6.50	100	2002	2002	3	82	3,241																		
4	0825	BRICK	0100	2	4	8.00	SF	12.50	12.50	100	1981	1981	3	75	75																		
5	1242	WD DECK A	0100	7	6	42.00	SF	10.00	10.00	100	1995	1995	3	20	84																		