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

PRUITT ALMA D
1800 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0230-0030

NASSAU COUNTY PROPERTY

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 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

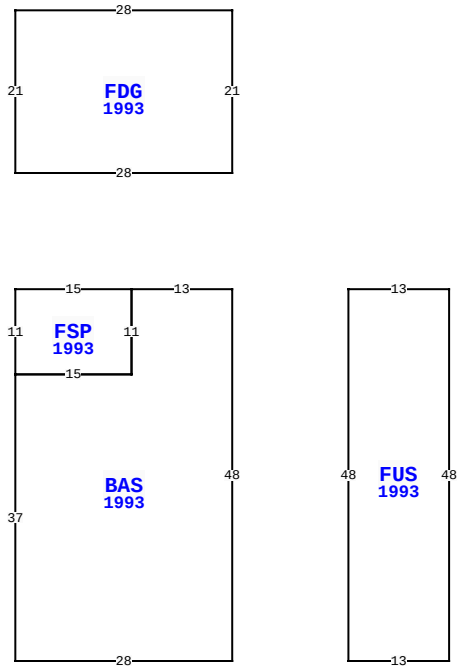
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100	1993	1,179	154,109
FDG	588	60	1993	353	46,141
FSP	165	40	1993	66	8,627
FUS	624	100	1993	624	81,564
TOTALS	2,556			2,222	290,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,222	115.1451	151.99	337,722	1981	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2016 Heated Area: 1803 HX Base Yr 2016



1800 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	03/25/2015 KK	LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		290,441
TOTAL MARKET OB/XF VALUE		5,911
TOTAL LAND VALUE - MARKET		184,000
TOTAL MARKET VALUE		480,352
SOH/AGL Deduction		189,719
ASSESSED VALUE		290,633
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		234,911
TOTAL JUST VALUE		480,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060095	DEMOLITION	0	01/13/2006
B8938	REMODEL	600	03/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1980/1680	5/15/2015	WD	Q	I	02	310,000
GRANTOR: DECANDIS FRANCIS X						
GRANTEE: PRUITT JOHN D & ALM						
1848/0331	3/29/2013	TD	Q	I	01	235,000
GRANTOR: MORRIS NANCY M TRUSTE						
GRANTEE: DECANDIS FRANCIS X						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1993] W15 S11 E15 N11 $ S11 W15 S37 E28 N48 $ PTR= E15 FUS=[YR=1993] E13 S48 W13 N48 $ W15$PTR= N15 FDG=[YR=1993] N21 W28 S21 E28 $ S15 $.

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	100	114	4	456.00	SF	6.50	6.50	100	1981	1981	3	32.5	963	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	
3	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2002	2002	3	80	3,162	
4	0825	BRICK	0	100	2	4	8.00	SF	12.50	12.50	100	1981	1981	3	73.5	74	
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 5,911

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	0003	R-1	50.00	150.00	50.00	FF	1	1.15	1.00	1.15	3,200.00	3,680.00	184,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 184,000 Market: 0 Agricultural: 0 Common: 184,000 PRINTED 07/30/2025 BY SYS