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

2025

00-00-31-1800-0027-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

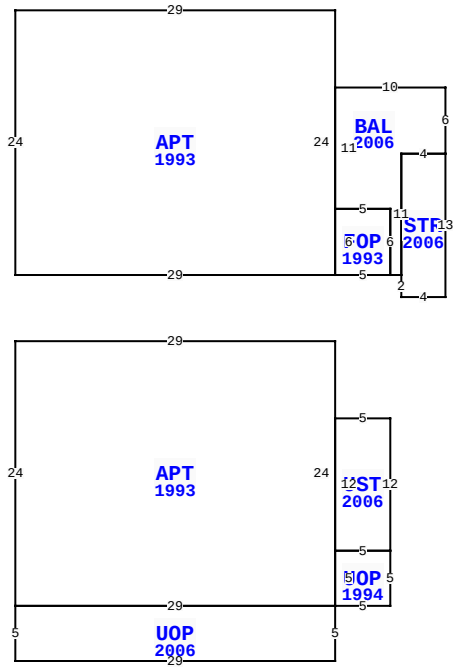
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	696	100	1993	696	91,065
APT	696	100	1993	696	91,065
BAL	96	15	2006	14	1,832
FOP	30	30	1993	9	1,177
STR	52	10	2006	5	654
UOP	25	20	1994	5	654
UOP	145	20	2006	29	3,794
UST	60	45	2006	27	3,533
TOTALS	1,800			1,481	193,774

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	152.14	225,319	1946	1995	0	0	0	14.00	86.00

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



221 S 6TH ST 1-3, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	410,335
TOTAL MARKET OB/XF VALUE	7,253
TOTAL LAND VALUE - MARKET	350,550
TOTAL MARKET VALUE	768,138
SOH/AGL Deduction	105,594
ASSESSED VALUE	662,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	662,544
TOTAL JUST VALUE	768,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	692,927

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	06/14/1996

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	68	3,823	
2	0810	CONCRETE A	0	0	0	0	113.00	SF	6.50	6.50	100	1970	1970	3	20	147	
3	0810	CONCRETE A	0	0	0	0	603.00	SF	6.50	6.50	100	1996	1996	3	70	2,744	
4	0855	CONC PAVER	0	0	0	0	110.00	SF	7.00	7.00	100	1996	1996	3	70	539	

LAND DESCRIPTION

TOTAL OB/XF 7,253

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-FAMILY	0	0003	R-2	48.00	150.00	47.50	FF		1.00	1.00	1.01	4,750.00	4,788.00	227,430							
2	000100	C	RES	0	0003	R-2	40.00	50.00	40.00	FF		1.00	1.00	0.65	4,750.00	3,078.00	123,120							

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,550 Market: 0 Agricultural: 0 Common: 350,550 PRINTED 07/30/2025 BY SYS

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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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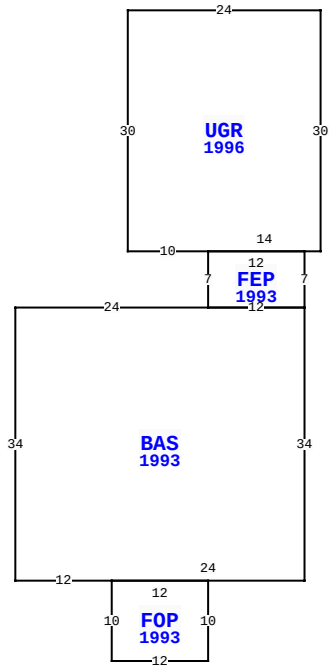
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	160,552
FEP	84	80	1993	67	8,788
FOP	120	30	1993	36	4,722
UGR	720	45	1996	324	42,499
TOTALS	2,148			1,651	216,561

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	155.23	256,285	1930	1990	0	0	0	15.50	84.50

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



221 S 6TH ST 1-3, FERNANDINA BEACH

BLD DATE		LGL DATE	05/22/2025 MLU
XF DATE		LAND DATE	
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VALUATION SUMMARY

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BASE TAXABLE VALUE	662,544
TOTAL JUST VALUE	768,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	692,927

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 350,550 Market: 0 Agricultural: 0 Common: 350,550 PRINTED 07/30/2025 BY SYS