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

2026

00-00-31-1800-0027-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

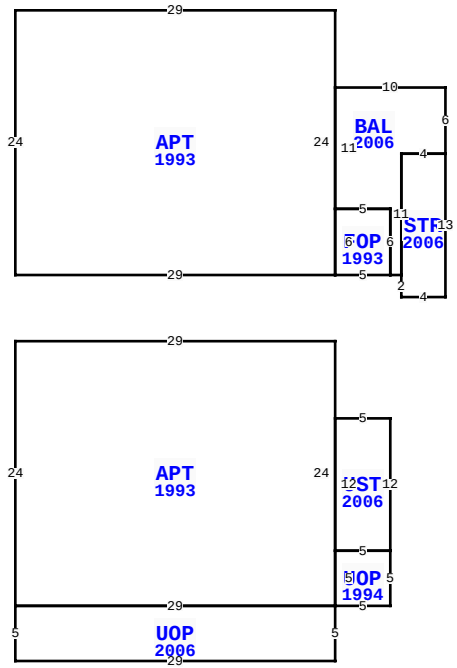
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	95,338
APT	696	100	1993	696	95,338
BAL	96	15	2006	14	1,918
FOP	30	30	1993	9	1,233
STR	52	10	2006	5	685
UOP	25	20	1994	5	685
UOP	145	20	2006	29	3,972
UST	60	45	2006	27	3,699
TOTALS	1,800			1,481	202,867

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	160.21	237,271	1946	1995	0	0	0	14.50	85.50

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	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	430,234
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	405,900
TOTAL MARKET VALUE	836,134
SOH/AGL Deduction	107,336
ASSESSED VALUE	728,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	728,798
TOTAL JUST VALUE	836,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	768,138

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

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
1	000800	C	MULTI-FAMILY	0	0003	R-2	48.00	150.00	47.50	FF		1.00	1.00	1.01	5,500.00	5,544.00	263,340							
2	000100	C	RES	0	0003	R-2	40.00	50.00	40.00	FF		1.00	1.00	0.65	5,500.00	3,564.00	142,560							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 405,900 Market: 0 Agricultural: 0 Common: 405,900 PRINTED 07/09/2026 BY SYS

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Roof Cover	03	COMP SHNGL 100
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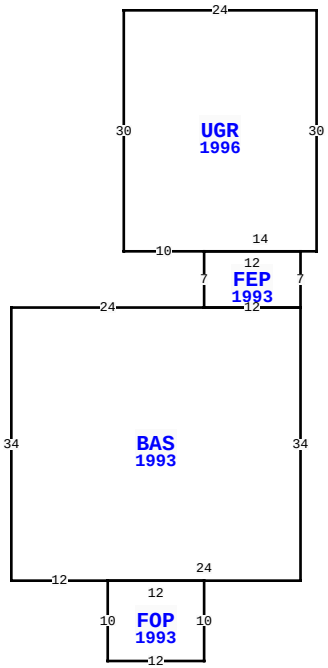
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
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	168,563
FEP	84	80	1993	67	9,227
FOP	120	30	1993	36	4,958
UGR	720	45	1996	324	44,620
TOTALS	2,148			1,651	227,367

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	163.46	269,872	1930	1990	0	0	0	15.75	84.25

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



221 S 6TH ST 1-3, FERNANDINA BEACH

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BASE TAXABLE VALUE	728,798
TOTAL JUST VALUE	836,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	768,138

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						
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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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 405,900 Market: 0 Agricultural: 0 Common: 405,900 PRINTED 07/09/2026 BY SYS