



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	1011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	100,498
FOP	98	30	29	2,336
FSP	91	40	36	2,899

TOTALS	1,437		1,313	105,732
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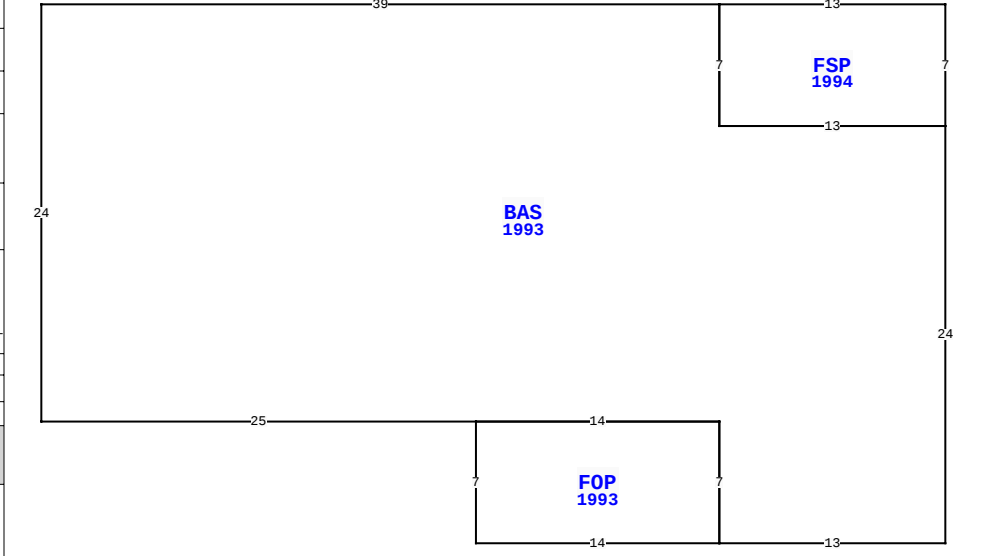
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	1,285.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	38	3	114.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	25	9	225.00	SF	6.50	6.50
5	1076	TRELLIS A	0 100	10	16	160.00	SF	7.50	7.50
6	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	100	0006	R-1	86.00	137.00	86.00

REVIEW DATE	02/13/2017	BY	DJ
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,313	103.0640	93.02	122,135	1957	1995	0	0

1 SINGLE FAM - 100% - 2009 Heated Area: 1248 HX Base Yr 2009



400 S 17TH ST, FERNANDINA BEACH

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

TOTAL OB/XF									
12,519									

Total Acres: 0.00	Total Land Value: 166,840	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,238
TOTAL MARKET OB/XF VALUE		12,519
TOTAL LAND VALUE - MARKET		166,840
TOTAL MARKET VALUE		349,597
SOH/AGL Deduction		200,414
ASSESSED VALUE		149,183
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,183
TOTAL JUST VALUE		349,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110004	OTHER	150	01/03/2011
20090567	XFOB	1,000	05/07/2009
20051683	H/AC	3,000	04/27/2005
20022133	REMODEL	1,000	12/13/2002
19983188	REPAIR/RRF	1,200	02/17/1998
6526	REPAIR/RRF	1,500	05/13/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2282/0499	6/08/2019	QC	U	I	11	100	
GRANTOR: ELLIS BRYAN L							
GRANTEE: ELLIS BRYAN L & VIC							
1233/1699	5/27/2004	WD	U	I	07	100	
GRANTOR: BLACKWELDER CYNTHIA L							
GRANTEE: ELLIS BRYAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1994] W13 BAS=[YR=1993] W39 S24 E25 FOP=[YR=1993] S7 E14 N7 W14 \$ E14 S7 E13 N24 W13 N7 \$ S7 E13 N7 \$.									

ELLIS BRYAN L & VICKI L
400 S 17TH ST
FERNANDINA BEACH, FL 32034

00-00-31-150F-0008-0010

[illegible]