BLOCK 8 LOT 1
OAK LAWN PARK #6 PB 3/40

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

**2025**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| 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 | | 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 |

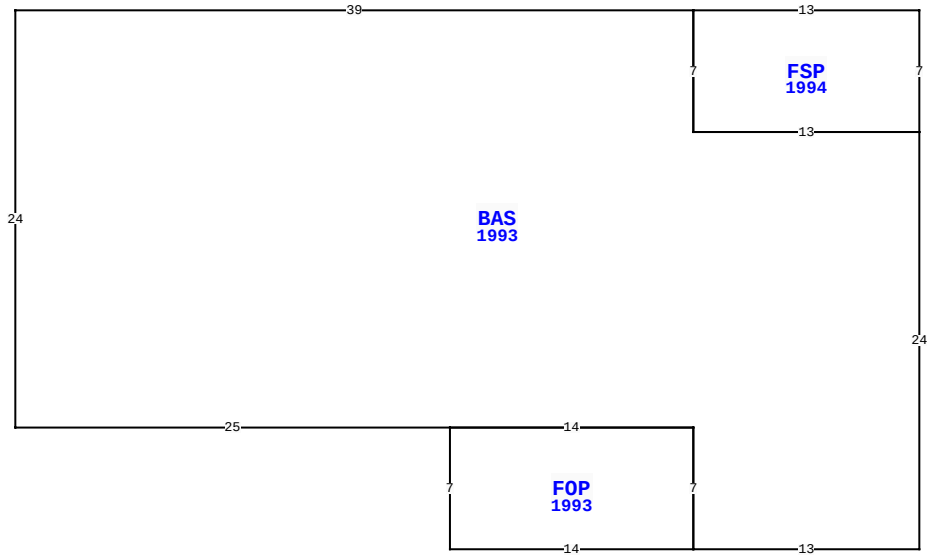
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1011.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | 1993 | 1,248 | 110,059 |
| FOP | 98 | 30 | 1993 | 29 | 2,558 |
| FSP | 91 | 40 | 1994 | 36 | 3,175 |
| TOTALS | 1,437 | | | 1,313 | 115,792 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,313 | 103.0640 | 103.06 | 135,318 | 1957 | 1995 | 0 | 0 | 0 | 14.43 | 85.57 |

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




400 S 17TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 186,461 |
| TOTAL MARKET OB/XF VALUE | | 11,577 |
| TOTAL LAND VALUE - MARKET | | 183,524 |
| TOTAL MARKET VALUE | | 381,562 |
| SOH/AGL Deduction | | 218,314 |
| ASSESSED VALUE | | 163,248 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 112,526 |
| TOTAL JUST VALUE | | 381,562 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 373,733 |

| 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

## 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 $ .

## 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 | 0 | 0 | 1,285.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 89 | 7,434 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 38 | 3 | 114.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 89 | 659 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 25 | 9 | 225.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 38 | 556 | |
| 4 | 1076 | TRELLIS A | 0 | 100 | 10 | 16 | 160.00 | SF | 7.50 | 7.50 | 100 | 2009 | 2009 | 3 | 52 | 624 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 30.00 | 30.00 | 100 | 2010 | 2010 | 3 | 40 | 2,304 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,577

| 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 | 100 | 0006 | R-1 | 86.00 | 137.00 | 86.00 | FF | | 1.00 | 1.00 | 0.97 | 2,200.00 | 2,134.00 | 183,524 | | | | | | | |

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 183,524 Market: 0 Agricultural: 0 Common: 183,524 PRINTED 07/30/2025 BY SYS

BLOCK 8 LOT 1
OAK LAWN PARK #6 PB 3/40

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 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 | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| 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 |

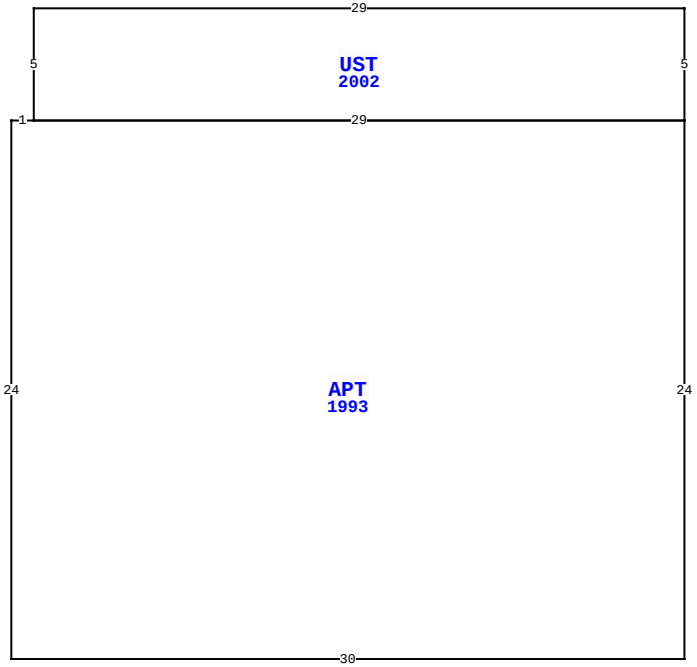
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 720 | 100 | 1993 | 720 | 64,817 |
| UST | 145 | 45 | 2002 | 65 | 5,852 |
| TOTALS | 865 | | | 785 | 70,669 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 785 | 102.3000 | 102.30 | 80,306 | 1983 | 2000 | 0 | 0 | 0 | 12.00 | 88.00 |

2 SINGLE FAM – 0% - 2009 Heated Area: 720 HX Base Yr 2009




400 S 17TH ST, FERNANDINA BEACH

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| GRANTEE: ELLIS BRYAN L & VIC | | | | | | |
| 1233/1699 | 5/27/2004 | WD | U | I | 07 | 100 |
| GRANTOR: BLACKWELDER CYNTHIA L | | | | | | |
| GRANTEE: ELLIS BRYAN | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING DIMENSIONS

UST=[YR=2002] W29 S5 APT=[YR=1993] W1 S24 E30 N24 W29 $ E29 N5 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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