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

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

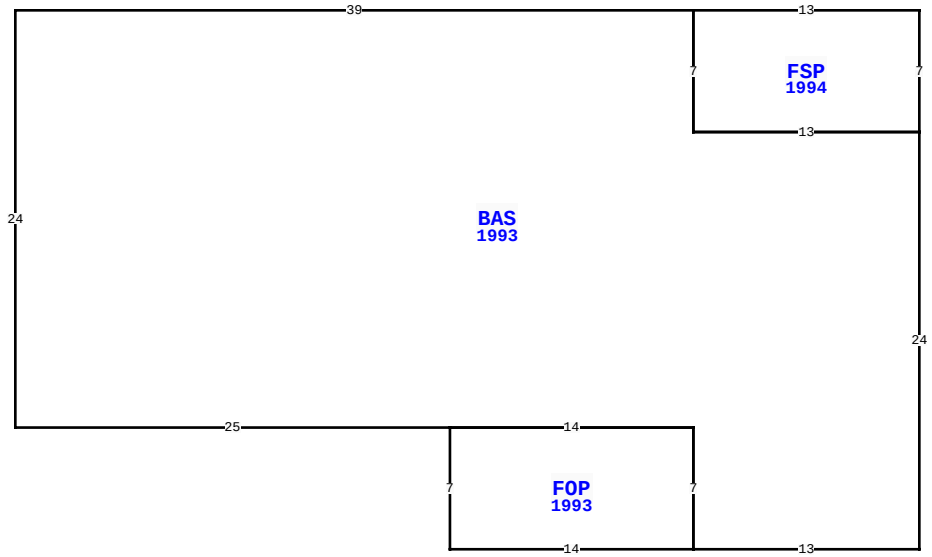
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	114,895
FOP	98	30	1993	29	2,669
FSP	91	40	1994	36	3,314
TOTALS	1,437			1,313	120,879

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	108.22	142,093	1957	1995	0	0	0	14.93	85.07

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	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,663
TOTAL MARKET OB/XF VALUE		3,036
TOTAL LAND VALUE - MARKET		204,379
TOTAL MARKET VALUE		402,078
SOH/AGL Deduction		233,215
ASSESSED VALUE		168,863
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,452
TOTAL JUST VALUE		402,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,562

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

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
4	1076	TRELLIS A	0	100	10	16	160.00	SF	7.50	7.50	100	2009	2009	3	85	1,020	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2010	2010	3	35	2,016	

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 $.

LAND DESCRIPTION

TOTAL OB/XF 3,036

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	2,450.00	2,376.50	204,379							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 204,379 Market: 0 Agricultural: 0 Common: 204,379 PRINTED 07/09/2026 BY SYS

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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

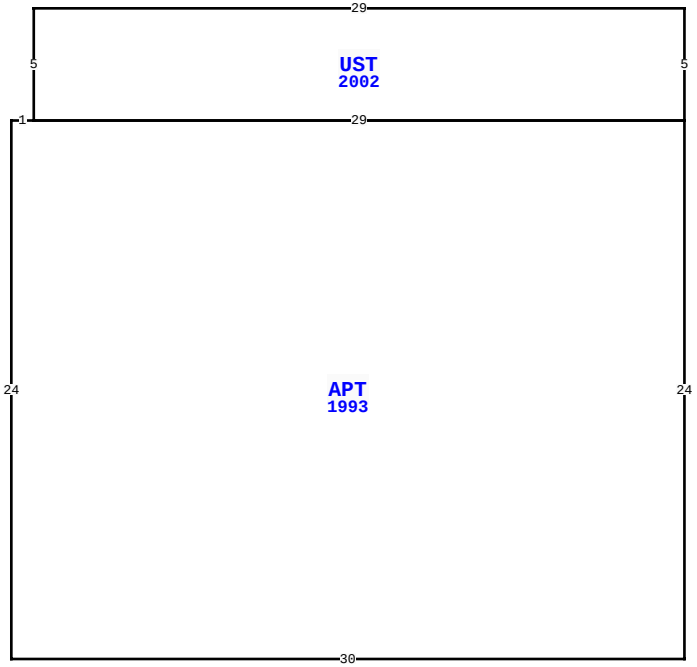
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	720	100	1993	720	67,674
UST	145	45	2002	65	6,109
TOTALS	865			785	73,784

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	107.42	84,325	1983	2000	0	0	0	12.50	87.50

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



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

BUILDING NOTES

BUILDING DIMENSIONS

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

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 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 204,379 Market: 0 Agricultural: 0 Common: 204,379 PRINTED 07/09/2026 BY SYS