

ZIELINSKI FRANK T JR & DANA P
1799 ARBOR DR
FERNANDINA BEACH, FL 32034

00-00-30-5115-0001-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 80

Exterior Wall16WD FR STUC 20

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor12HARDWOOD 70

Interior Floor14CARPET 30

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100
3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3033.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,99010019931,990372,640

FGR56255199330957,862

FOP2430199371,311

PFO2430199371,311

PTO1805199391,686

TOTALS2,7802,322434,809

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10812CONCRETE C0100002,024.00SF4.004.0010019891989354.54,412

20861POOL GUNIT010000342.00SF85.0085.001002018201838424,419

30911SCRN RM A0100001,428.00SF17.5017.501002018201837819,492

40855CONC PAYER0100001,086.00SF7.007.00100201820183977,374

50871POOL HTR R0100001.00UT2,000.002,000.00100201820183781,560

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTOT ADJ UNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RG-10.000.001.00LT1.001.001.00350,000.00350,000.00350,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 350,000Market: 0Agricultural: 0Common: 350,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500112,322141.2621223.19518,247198919890016.1083.90

1 SFR CUST - 100% - 2019Heated Area: 1990HX Base Yr 2019

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

03/14/2024MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE434,809

TOTAL MARKET OB/XF VALUE57,257

TOTAL LAND VALUE - MARKET350,000

TOTAL MARKET VALUE842,066

SOH/AGL Deduction335,366

ASSESSED VALUE506,700

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE455,978

TOTAL JUST VALUE842,066

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE768,236

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSNCDSALE PRICE

1803/15997/20/2012WDQI02310,000

GRANTOR: HOWARD GAIL A & DAVID

GRANTEE: ZIELINSKI FRANK T J

1447/09419/26/2006QCQQI01100

GRANTOR: HOWARD DAVID C & GAIL

GRANTEE: HOWARD GAIL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N7 W8 PTO=[YR=1993] N12 W15 S12 E4 FOP=[YR=1993] S4 E6 N4 W6 \$ E11 \$ W5 S4 W6 N4 W11 N26 W4 N5 W6 S5 W5 S26 FGR=[YR=1993] W6 S33 E20 N26 W14 N7 \$ S7 E14 S29 E1 S2 E10 N2 E1 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E6 S4 E13 S3 E12 N32 \$.