LOT 27
IN OR 2494/192
5115 PARKWAY PB 5/196

ZEDELL KARL F JR
449 BURTON DR
ALPHARETTA, GA 30009

2025

00-00-30-5115-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

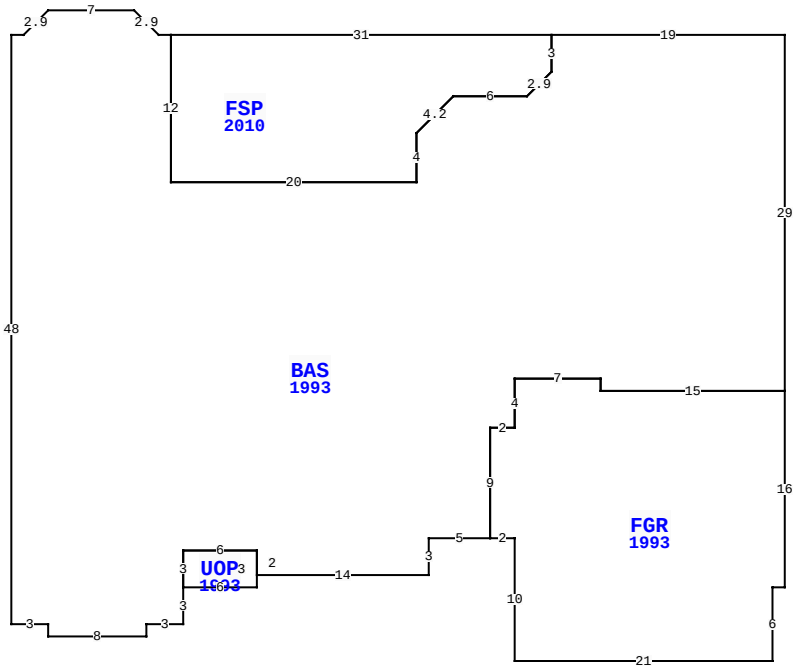
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100	1993	2,169	400,774
FGR	503	55	1993	277	51,183
FSP	298	40	2010	119	21,988
UOP	18	20	1993	4	739
TOTALS	2,988			2,569	474,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,569	132.8928	209.97	539,413	1991	2000	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 2169 HX Base Yr



1796 ARBOR DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	474,683
TOTAL MARKET OB/XF VALUE	5,276
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	829,959
SOH/AGL Deduction	127,114
ASSESSED VALUE	702,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	702,845
TOTAL JUST VALUE	829,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	748,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23727	REPAIR/RRF	1,000	06/01/2010
6784	NEW CONSTR	97,186	10/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0192	6/21/2021	WD	U	I	11	100
GRANTOR: ZEDELL KARL F JR & ST						
GRANTEE: ZEDELL KARL F JR						
1741/1006	5/31/2011	WD	Q	I	02	342,500
GRANTOR: FIRTH PAM						
GRANTEE: ZEDELL KARL F JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=2010] W31 S12 E20 N4 U3 R3 E6 U2 R2 N3$ S3 L2 D2 W6 D3 L3 S4 W20 N12 W1 U2 L2 W7 D2 L2 W1 S48E3 S1 E8 N1 E3 N3 UOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S2 E14 N3 E5 FGR=[YR=1993] E2 S10 E21 N6 E1 N16 W15 N1 W7 S4 W2 S9$ N9 E2 N4 E7 S1 E15 N29$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	936.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,896	

LAND DESCRIPTION

TOTAL OB/XF 5,276

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	000100	C	RES	0	0003	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS