LOT 73
GA FDNA BEACH SUB PB 2/35

ZELINSKAS 2019 TRUST/ZELINSKAS MICHAEL A TRUSTEE
85 JONES STREET
DAYTON, OH 45402-2801

2025

00-00-31-134A-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

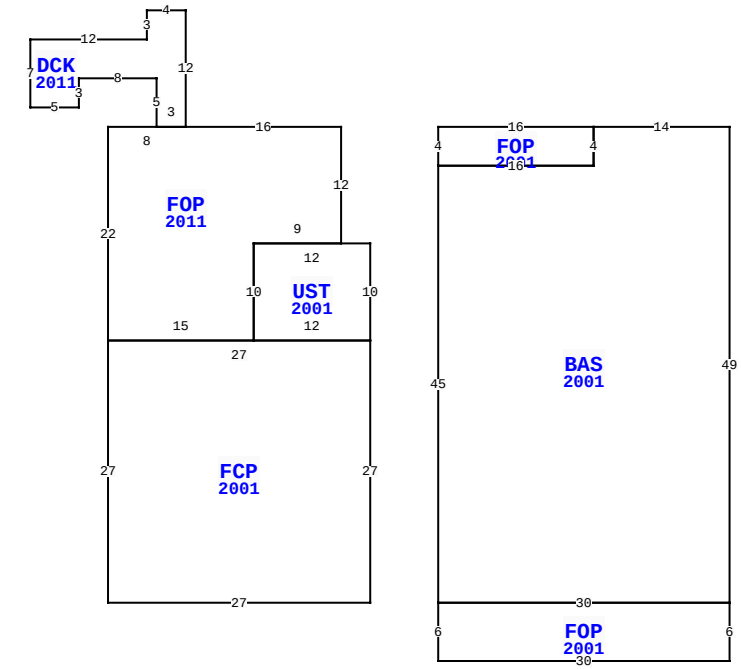
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100	2001	1,406	230,697
DCK	106	10	2011	11	1,805
FCP	729	25	2001	182	29,863
FOP	64	30	2001	19	3,117
FOP	180	30	2001	54	8,861
FOP	438	30	2011	131	21,494
UST	120	45	2001	54	8,861
TOTALS	3,043			1,857	304,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,857	116.0320	183.33	340,444	2001	2002	0	0	0	10.50	89.50

1 SFR CUST - 0% - 0 Heated Area: 1406 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

835 OCEAN AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	304,697
TOTAL MARKET OB/XF VALUE	2,932
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,257,629
SOH/AGL Deduction	289,323
ASSESSED VALUE	968,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	968,306
TOTAL JUST VALUE	1,257,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,093,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121897	INSTALL 1DOUBLE D	4,700	09/12/2012
20110035	WOOD DECK	4,700	01/06/2011
20091300	H/AC	3,000	09/24/2009
20053026	REPLACE FRENCH DO	2,000	11/15/2005
20010444	NEW CONSTR	0	03/13/2001
20010387	H/AC	0	03/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/1975	8/22/2019	WD	Q	I	01	785,000
GRANTOR: CANTU WILLIAM V & LIN						
GRANTEE: ZELINSKAS 2019 TRUS						
2067/0602	8/16/2016	QC	U	I	11	100
GRANTOR: CANTU WILLIAM V & LIN						
GRANTEE: WILLIAM V & LINDA S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W16 DCK=[YR=2011] N12W4S3W12 S7E5N3E8S5E3$ W8S22 FCP=[YR=2001] S27 E27N27UST=[YR=2001] N10W12S10E12 $ W27$ E15 N10E9N12$ PTR= E10 FOP=[YR=2001] E16 BAS=[YR=2001] E14 S49 FOP=[YR=2001] S6 W30 N6 E30 $ W30 N45 E16 N4 $ S4 W16 N4 $ W10 $.

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	1241	WD DECK G	0	0	13	9	117.00	UT	11.50	11.50	100	2001	2001	3	28	377	
2	1243	WD DECK F	0	0	8	4	32.00	SF	3.20	3.20	100	2011	2011	3	45	46	
3	1242	WD DECK A	0	0	8	4	20.00	SF	11.00	11.00	100	2001	2001	3	20	44	
4	0810	CONCRETE A	0	0	24	20	480.00	SF	6.50	6.50	100	2001	2001	3	79	2,465	

LAND DESCRIPTION

TOTAL OB/XF 2,932

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	000120	C	RES OCEAN	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS