UNIT 3015-A
PORT OF CALL CONDO OR 1203/517

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

**2025**

**00-00-31-1650-3015-00A0**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION | |
|---|---|---|---|
| Floor | | 2 100 | 1650000 |
| Location | EXTERIOR | EXTERIOR 100 | |
| View Lum | OCEANVIEW | OCEANVIEW 100 | |
| Desirability | 2ND FLOOR | 2ND FLOOR 100 | |
| Balcony | DECK/PATIO | DECK/PATIO 100 | |
| Parking | OPEN | OPEN 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 2 100 | |
| Oth Rooms | | 2 100 | |
| Quality | 03 | Quality Level 03 | |

| | | | |
|---|---|---|---|
| DOR CODE | 0400 | CONDOMINIUM | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1084.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 790 | | | 790 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 790 | | | | 1961 | 2004 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0

HX Base Yr

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

2997 S FLETCHER AVE 201, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 255,150 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 255,150 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 255,150 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 255,150 |
| TOTAL JUST VALUE | 255,150 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 253,050 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2299/1369 | 8/22/2019 | WD | U | I | 11 | 100 |
| GRANTOR: ZELINSKAS MICHAEL A & | | | | | | |
| GRANTEE: ZELINSKAS 2019 TRUS | | | | | | |
| 1634/1468 | 7/09/2009 | WD | U | I | 12 | 138,900 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: ZELINSKAS MICHAEL A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS