LOT 483
ESMT OR 1377/1645
NORTH HAMPTON PHASE 3 PB 7/16

ZIELINSKI TIMOTHY/CYR DONNA J
85026 BARSONAGE CT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0483-0000

BUILDING CHARACTERISTICS

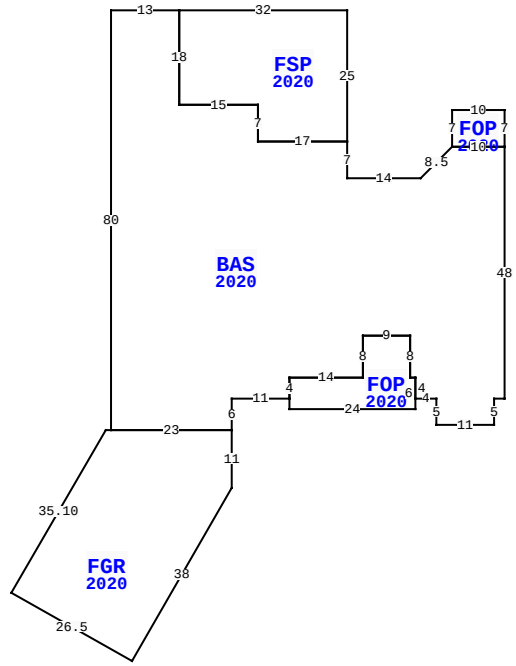
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,998	100	2020	3,998	702,229
FGR	1,106	55	2020	608	106,793
FOP	70	30	2020	21	3,689
FOP	216	30	2020	65	11,417
FSP	695	40	2020	278	48,829
TOTALS	6,085			4,970	872,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,970	135.0888	178.32	886,250	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 3998 HX Base Yr 2021



85026 BARSONAGE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		872,956
TOTAL MARKET OB/XF VALUE		65,974
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		1,113,930
SOH/AGL Deduction		420,762
ASSESSED VALUE		693,168
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		637,446
TOTAL JUST VALUE		1,113,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,025,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001551	POOL ENCL	10,620	02/10/2021
20009418	SWIM POOL	55,785	10/07/2020
20009418	SWIM POOL	55,785	10/07/2020
C1903911	CO ISSUED	0	06/23/2020
B1903911	NEW CONSTR	548,337	04/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1166	4/20/2023	WD	U	I	11	100
GRANTOR: THE ARCADIAN TRUST UA						
GRANTEE: ZIELINSKI TIMOTHY E						
2210/1260	7/12/2018	WD	Q	V	02	140,000
GRANTOR: STEPHENS CHARLES R &						
GRANTEE: THE ARCADIAN TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W10 S7 BAS=[YR=2020] L6 D6 W14 N7
FSP=[YR=2020] N25 W32 S18 E15 S7 E17$ W17 N7 W15 N18 W13 S80
FGR=[YR=2020] W1 L18 D31 D13 R23 R19 U33 N11 W23$ E23
N6 E11 FOP=[YR=2020] S2 E24 N6 W1 N8 W9 S8 W14 S4$ N4 E14 N8
E9 S8 E1 S4 E4 S5 E11 N5 E2 N48 W10$ E10 N7$.

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	0855	CONC PAVER	0	100	0	0	2,280.00	SF	10.00	10.00	100	2020	2020	3	98	22,344	
2	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2021	2021	3	93	23,715	
3	0911	SCRN RM A	0	100	0	0	822.00	SF	17.50	17.50	100	2021	2021	3	90	12,947	
4	0855	CONC PAVER	0	100	0	0	522.00	SF	10.00	10.00	100	2021	2021	3	99	5,168	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 65,974

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 06/01/2021 BY NW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS