

LOT 1
5115 PARKWAY PB 5/196

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

2026

00-00-30-5115-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	10	ABOVE AVG 80	0500	01	2,322	111.2300	184.64	428,734	1989	1989	0	0	0	16.40	83.60	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 20	1 SFR CUST 100% - 2019													Heated Area: 1990														
Roof Structure	08	IRREGULAR 100														HX Base Yr 2019														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 70																												
Interior Floo	14	CARPET 30																												
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	1,990	100	1993	1,990	307,175																									
FGR	562	55	1993	309	47,697																									
FOP	24	30	1993	7	1,080																									
FOP	24	30	1993	7	1,080																									
PTO	180	5	1993	9	1,389																									
TOTALS			2,780		2,322	358,422																								
EXTRA FEATURES						1799 ARBOR DR, FERNANDINA BEACH																								
L N	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													
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500														
3	0911	SCRN RM A	0	100	0	0	1,428.00	SF	18.00	18.00	100	2018	2018	3	74	19,021														
TOTAL OB/XF 66,521																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	360,000.00	360,000.00	360,000													
REVIEW DATE 01/01/2023 BY CD																														
Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000																														
PRINTED 07/09/2026 BY SYS																														

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE 358,422

TOTAL MARKET OB/XF VALUE 66,521

TOTAL LAND VALUE - MARKET 360,000

TOTAL MARKET VALUE 784,943

SOH/AGL Deduction 264,562

ASSESSED VALUE 520,381

TOTAL EXEMPTION VALUE 51,411

BASE TAXABLE VALUE 468,970

TOTAL JUST VALUE 784,943

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 842,066

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1803372 SWIM POOL 63,795 04/03/2018

B1806773 SCRNNCL 33,000 04/02/2018

B1801118 REMODEL 137,000 02/01/2018

R1213059 REPAIR/RRF 5,000 08/01/2012

5735 NEW CONSTR 84,530 05/17/1989

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2855/16 3/24/2026 LE U I 11 100

GRANTOR: ZIELINSKI FRANK T JR

GRANTEE: ZIELINSKI JAMES CLA

1803/1599 7/20/2012 WD Q I 02 310,000

GRANTOR: HOWARD GAIL A & DAVID

GRANTEE: ZIELINSKI FRANK T J

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 \$.