

LOT 2
IN OR 1488/1990
SIMMONS COVE PB 6/140-141

EVANS ROGER L & PAULINE M
3024 PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-31-169S-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND											
Exterior Wall	16	WD FR STUC 90								0900	01	2,375	116.7915	138.69	329,389	1999	1999	0	0	0	11.50	88.50										
Exterior Wall	21	STONE 10								1 SNGL FAM - 100% - 2014										Heated Area: 2067												
Roof Structure	03	GABLE/HIP 100																		HX Base Yr 2014												
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	08	DECORATIVE 60																														
Interior Wall	05	DRYWALL 40																														
Interior Floor	14	CARPET 80																														
Interior Floor	11	CLAY TILE 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		4 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														
Quality		04 Quality Level 04																														
DOR CODE		0100 SINGLE FAMILY																														
MAP NUM										MKT AREA								01														
NEIGHBORHOOD/LOC		1078.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,067	100	2,067	253,705																												
FGR	402	55	221	27,125																												
FOP	32	30	10	1,227																												
FOP	204	30	61	7,487																												
FST	30	55	16	1,964																												
TOTALS		2,735		2,375		291,509																										
EXTRA FEATURES										3024 W PERSIMMON CIR, 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															
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																
2	0810	CONCRETE A	0	100	0	0	202.00	SF	6.50	6.50	100	1999	1999	3	79	1,037																
3	0845	KOOL DECK	0	100	0	0	852.00	SF	7.25	7.25	100	1999	1999	3	79	4,880																
4	0861	POOL GUNIT	0	100	0	0	295.00	SF	85.00	85.00	100	1999	1999	3	25	6,269																
5	0910	SCRN RM L	0	100	0	0	1,120.00	SF	15.00	15.00	100	1999	1999	3	20	3,360																
6	0811	CONCRETE B	0	100	0	0	634.00	SF	5.20	5.20	100	2000	2000	3	80	2,637																
7	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2001	2001	3	82	336																
LAND DESCRIPTION										TOTAL OB/XF										21,459												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000															
REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS																																