



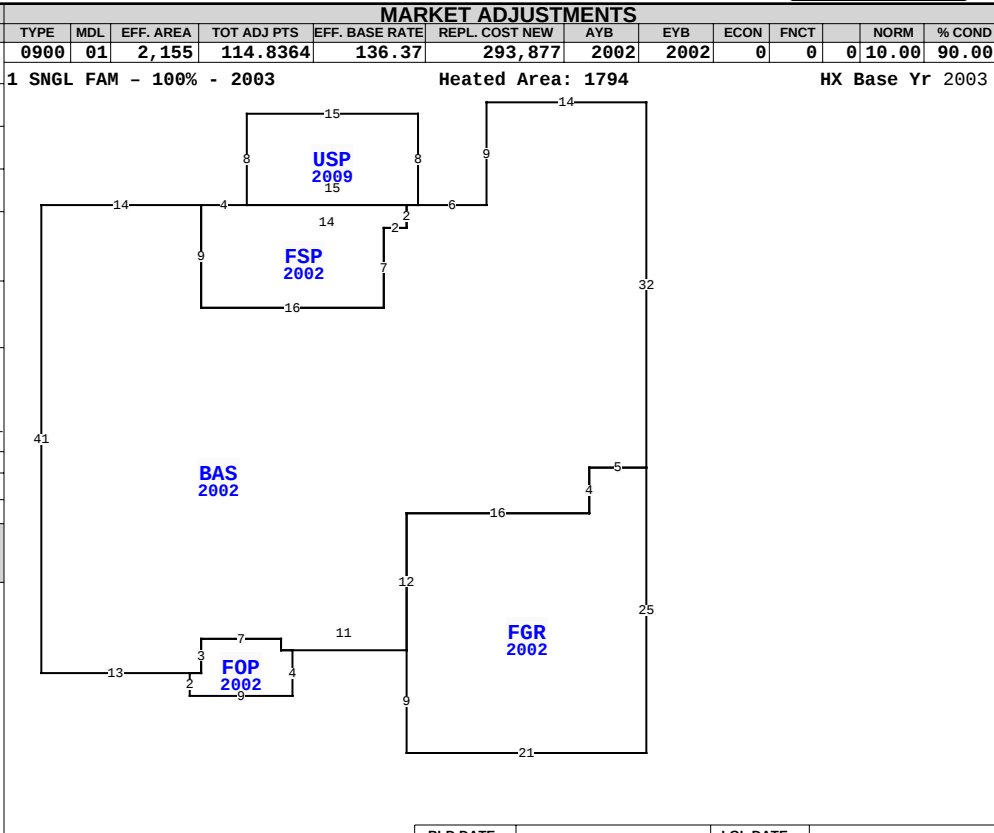
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,794	100	1,794	220,183
FGR	461	55	254	31,174
FOP	41	30	12	1,472
FSP	148	40	59	7,241
USP	120	30	36	4,418

TOTALS	2,564		2,155	264,489
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0 100	0	0	793.00	SF	5.20	5.20	
3	0810	CONCRETE A	0 100	0	0	95.00	SF	6.50	6.50	



3019 W PERSIMMON CIR, FERNANDINA BEACH

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0 100	0	0	793.00	SF	5.20	5.20	
3	0810	CONCRETE A	0 100	0	0	95.00	SF	6.50	6.50	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT

REVIEW DATE	01/14/2021	BY	TWA	Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0	Common:	180,000	PRINTED 08/02/2023 BY SYS
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			264,489
TOTAL MARKET OB/XF VALUE			6,981
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			451,470
SOH/AGL Deduction			221,455
ASSESSED VALUE			230,015
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			175,015
TOTAL JUST VALUE			451,470
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			446,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020292	NEW CONSTR	73,000	02/21/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2637/1231	5/09/2023	LE	U	I	11
GRANTOR: WINN RAMONA C					
GRANTEE: JENKINS ELLEN W					
1061/1247	6/11/2002	WD	Q	I	
GRANTOR: SEAWARD HOMES INC					
GRANTEE: WINN JOHN W & RAMON					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2002]	W14	S9	W6	USP=[YR=2009]	N8
W15	S8	FSP=[YR=2002]	W4	S9	E16
N7	E2	N2	W14	E15	S2
W2	S7	W16	N9	W14	S41
E13	FOP=[YR=2002]	S2	E9	N4	W1
N1	W7	S3	W1	E1	N3
E7	S1	E11	FGR=[YR=2002]	S9	E21
N25	W5	S4	W16	S12	N12
E16	N4	E5	N32		