LOT 4
SIMMONS COVE PB 6/140-141

DOUGLASS FAMILY TRUST/DOUGLASS JOH W II TRUSTEE
3042 PERSIMMON CIR W
FERNANDINA BEACH, FL 32034

2024

00-00-31-169S-0004-0000

BUILDING CHARACTERISTICS

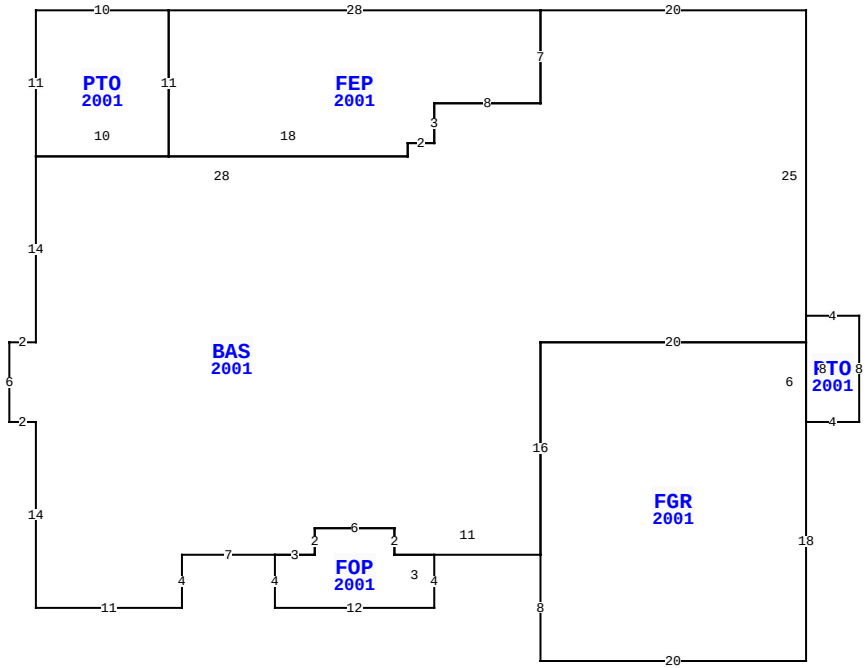
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,718	100	1,718	214,369
FEP	274	80	219	27,327
FGR	480	55	264	32,942
FOP	60	30	18	2,246
PTO	32	5	2	249
PTO	110	5	6	748
TOTALS	2,674		2,227	277,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,227	112.1610	140.20	312,225	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2019 Heated Area: 1718 HX Base Yr 2019



3042 W PERSIMMON CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		277,880
TOTAL MARKET OB/XF VALUE		6,115
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		463,995
SOH/AGL Deduction		268,154
ASSESSED VALUE		195,841
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,841
TOTAL JUST VALUE		463,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0011890	ADDITION	11,000	08/18/2001
B0003522	NEW CONSTR	109,164	07/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1760	3/02/2020	WD	U	I	11	100
GRANTOR: DOUGLASS JOHN W II &						
GRANTEE: DOUGLASS FAMILY TRU						
2178/1116	2/16/2018	WD	Q	I	01	349,000
GRANTOR: COOLIDGE THOMAS S & H						
GRANTEE: DOUGLASS JOHN WESLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 FEP=[YR=2001] W28 PTO=[YR=2001] W10 S11 E10 N11 $ S11 E18 N1 E2 N3 E8 N7 $ S7 W8 S3 W2 S1 W28 S14 W2 S6 E2 S14 E11 N4 E7 FOP=[YR=2001] S4 E12 N4 W3 N2 W6 S2 W3 $ E3 N2 E6 S2 E11 FGR=[YR=2001] S8 E20 N18 PTO=[YR=2001] E4 N8 W4 S8 $ N6 W20 S16 $ N16 E20 N25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	665.00	SF	5.20	5.20	100	2001	2001	3	80	2,766	
3	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2001	2001	3	80	374	

LAND DESCRIPTION

TOTAL OB/XF 6,115

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	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS