LOT 6
SIMMONS COVE PB 6/140-141

**LEBLANC CHRISTIE**
3056 PERSIMMON CIRCLE WEST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-169S-0006-0000**

## BUILDING CHARACTERISTICS

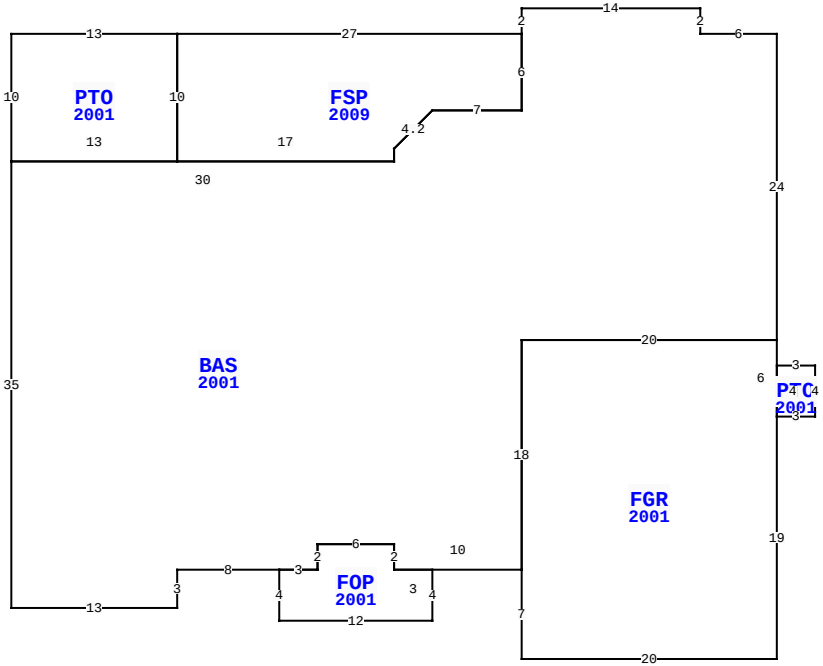
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 1,851 | 100 | 1,851 | 234,357 |
| FGR | 500 | 55 | 275 | 34,819 |
| FOP | 60 | 30 | 18 | 2,279 |
| FSP | 235 | 40 | 94 | 11,901 |
| PTO | 12 | 5 | 1 | 126 |
| PTO | 130 | 5 | 6 | 760 |
| TOTALS | 2,788 | | 2,245 | 284,243 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,245 | 113.8074 | 142.26 | 319,374 | 2001 | 2001 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2002 Heated Area: 1851 HX Base Yr 2002




3056 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 | | 284,243 |
| TOTAL MARKET OB/XF VALUE | | 8,744 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 472,987 |
| SOH/AGL Deduction | | 229,585 |
| ASSESSED VALUE | | 243,402 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 193,402 |
| TOTAL JUST VALUE | | 472,987 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 460,491 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 011186 | NEW CONSTR | 134,000 | 05/29/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2365/1004 | 5/19/2020 | QC | U | I | 11 | 100 |
| GRANTOR: LEBLANC JAMES A | | | | | | |
| GRANTEE: LEBLANC CHRISTIE | | | | | | |
| 1014/1974 | 10/22/2001 | WD | Q | I | | 194,000 |
| GRANTOR: SEAWARD HOMES INC | | | | | | |
| GRANTEE: LEBLANC JAMES A & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W6 N2 W14 S2 FSP=[YR=2009] W27 PTO=[YR=2001] W13 S10 E13 N10 $ S10 E17 N1 R3 U3 E7 N6 $ S6 W7 D3 L3 S1 W30 S35 E13 N3 E8 FOP=[YR=2001] S4 E12 N4 W3 N2 W6 S2 W3 $ E3 N2 E6 S2 E10 FGR=[YR=2001] S7 E20 N19 PTO=[YR=2001] E3 N4 W3 S4 $ N6 W20 S18 $ N18 E20 N24 $ .

## 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 | 731.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 80 | 3,041 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 83.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 80 | 432 | |
| 4 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 54.00 | LF | 32.00 | 32.00 | 100 | 2004 | 2004 | 3 | 64 | 1,106 | |
| 5 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 186.00 | LF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 64 | 1,190 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,744

| 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