

DOUGLASS FAMILY TRUST/DOUGLASS JOHN W II CO-TRUSTE
3042 PERSIMMON CIR W
FERNANDINA BEACH, FL 32034

24-2N-28-1310-0029-0000



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 70

Interior Floo

11

CLAY TILE 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

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4078.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,496

100

1,496

185,638

FGR

448

55

246

30,526

FOP

66

30

20

2,482

FOP

140

30

42

5,212

TOTALS

2,150

1,804

223,858

EXTRA FEATURES

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

0810

CONCRETE A

0

0

17

3

51.00

SF

6.50

6.50

100

2015

2015

3

95

315

2

0811

CONCRETE B

0

0

0

0

574.00

SF

5.20

5.20

100

2015

2015

3

95

2,836

3

0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

2015

2015

3

97

3,395

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

SFR POND

0

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,804

103.4100

129.26

233,185

2015

2015

0

0

0

4.00

96.00

1 SNGL FAM - 0% - 0

Heated Area: 1496

HX Base Yr

BLD DATE

03/03/2023

NW

LGL DATE

06/13/2023

MLU

XF DATE

INC DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

223,858

TOTAL MARKET OB/XF VALUE

6,546

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

305,404

SOH/AGL Deduction

37,106

ASSESSED VALUE

268,298

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

268,298

TOTAL JUST VALUE

305,404

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

307,228

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2344/1767

3/02/2020

WD U

I

11

100

GRANTOR: DOUGLASS JOHN W & DON

GRANTEE: DOUGLASS FAMILY TRU

2357/0358

2/24/2020

FJ U

I

11

0

GRANTOR: DOUGLASS MATTHEW C ES

GRANTEE: DOUGLASS JOHN W & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 FOP=[YR=2018] N10 W14 S10 E14\$ W14 S30
FGR=[YR=2015] S24 E20 N5 FOP=[YR=2015] E10 N5 W2 N2 W8 S7\$
N15 W8 N4 W12\$ E12 S4 E8 S8 E8 S2 E12 N44\$.