

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

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

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
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

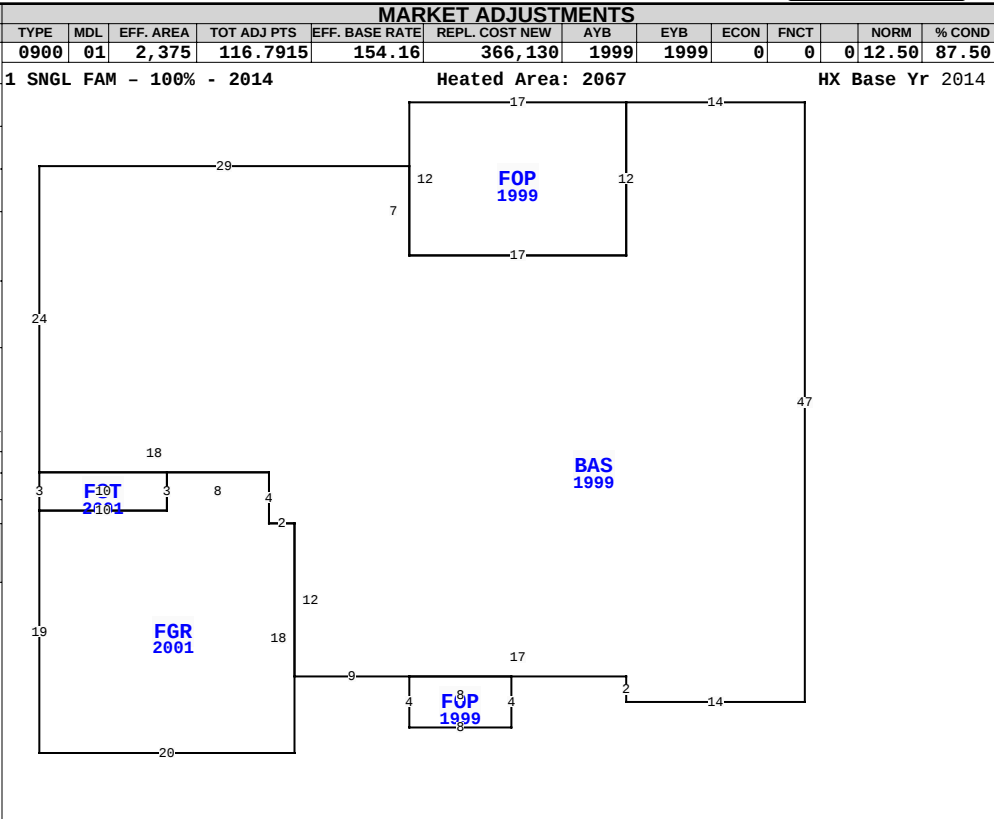
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1078.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	1999	2,067	278,818
FGR	402	55	2001	221	29,810
FOP	32	30	1999	10	1,349
FOP	204	30	1999	61	8,229
FST	30	55	2001	16	2,159

TOTALS	2,735			2,375	320,364
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	202.00	SF	6.50	6.50	100	1999	1999	3	75	985	
3	0845	KOOL DECK	0	100	0	0	852.00	SF	7.25	7.25	100	1999	1999	3	75	4,633	
4	0861	POOL GUNIT	0	100	0	0	295.00	SF	85.00	85.00	100	1999	1999	3	21	5,266	
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	77	2,539	
7	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2001	2001	3	79	324	

LAND DESCRIPTION			TOTAL OB/XF 19,942														
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
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
3024 W PERSIMMON CIR, FERNANDINA BEACH			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		320,364	
TOTAL MARKET OB/XF VALUE		19,942	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		520,306	
SOH/AGL Deduction		216,610	
ASSESSED VALUE		303,696	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		252,974	
TOTAL JUST VALUE		520,306	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		505,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0064-2024	184' VF		04/08/2024
B002473	XFOB	1,000	03/17/2000
B984861	XFOB	5,500	01/22/1999
B984656	NEW CONSTR	126,402	12/15/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1990	3/29/2007	WD	Q	I		380,000
GRANTOR: ROBINSON JOSEPH T						
GRANTEE: EVANS ROGER L & PAU						
1488/1989	3/29/2007	WD	U	I	07	100
GRANTOR: GLEICHAUF JAMES J & J						
GRANTEE: ROBINSON JOSEPH T						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W14 FOP=[YR=1999] W17 S12 E17 N12 \$ S12 W17 N7 W29 S24 FST=[YR=2001] S3 FGR=[YR=2001] S19 E20 N18 W2 N4 W8 S3 W10 \$ E10 N3 W10 \$ E18 S4 E2 S12 E9 FOP=[YR=1999] S4 E8 N4 W8 \$ E17 S2 E14 N47 \$.	