LOT 5 IN OR 2054/1289
SIMMONS COVE PB 6/140-141

BRADECAMP ROBERT & DENEAN
3054 W PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0005-0000

BUILDING CHARACTERISTICS

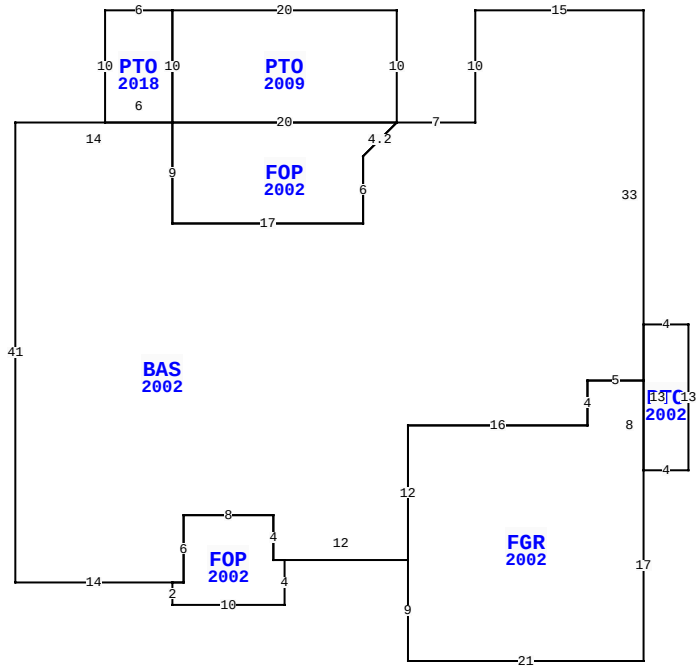
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,903	100	2002	1,903	250,748
FGR	461	55	2002	254	33,468
FOP	70	30	2002	21	2,767
FOP	158	30	2002	47	6,193
PTO	52	5	2002	3	395
PTO	200	5	2009	10	1,318
PTO	60	5	2018	3	395
TOTALS	2,904			2,241	295,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,241	112.1610	148.05	331,780	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2017 Heated Area: 1903 HX Base Yr 2017



3054 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		295,284
TOTAL MARKET OB/XF VALUE		9,053
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		484,337
SOH/AGL Deduction		169,426
ASSESSED VALUE		314,911
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,189
TOTAL JUST VALUE		484,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182660	SCRNENCL	11,000	07/31/2018
B0012038	NEW CONSTR	76,000	09/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2054/1289	6/22/2016	WD	Q	I	02	325,000
GRANTOR: MISIK EDWARD M						
GRANTEE: BRADECAMP ROBERT &						
1036/1910	2/12/2002	WD	Q	I		199,500
GRANTOR: SEAWARD HOMES INC						
GRANTEE: MISIK EDWARD M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 S10 W7 FOP=[YR=2002] W20 S9 E17 N6 R3 U3 $ PTO=[YR=2009] N10 W20 PTO=[YR=2018] W6 S10 E6 N10$ S10 E20$ D3 L3 S6 W17 N9 W14 S41 E14 FOP=[YR=2002] S2 E10 N4 W1 N4 W8 S6 W1$ E1 N6 E8 S4E12FGR=[YR=2002] S9 E21 N17 PTO=[YR=2002] E4 N13 W4 S13$ N8 W5 S4 W16 S12$ N12 E16 N4 E5 N33$.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	681.00	SF	5.20	5.20	100	2002	2002	3	80	2,833	
3	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	2002	2002	3	80	515	
4	0911	SCRN RM A	0	100	0	0	200.00	SF	17.50	17.50	100	2018	2018	3	78	2,730	

LAND DESCRIPTION

TOTAL OB/XF 9,053

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS