LOT 6
SIMMONS COVE PB 6/140-141

LEBLANC CHRISTIE
3056 PERSIMMON CIRCLE WEST
FERNANDINA BEACH, FL 32034

2025

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

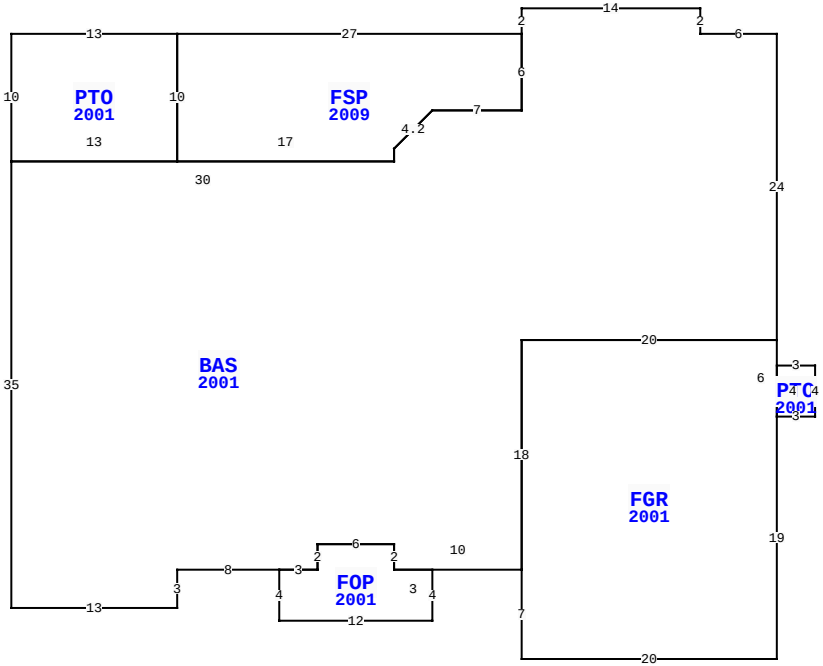
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100	2001	1,851	246,097
FGR	500	55	2001	275	36,562
FOP	60	30	2001	18	2,393
FSP	235	40	2009	94	12,498
PTO	12	5	2001	1	133
PTO	130	5	2001	6	797
TOTALS	2,788			2,245	298,480

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	150.23	337,266	2001	2001	0	0	0	11.50	88.50

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		298,480
TOTAL MARKET OB/XF VALUE		8,558
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		487,038
SOH/AGL Deduction		236,577
ASSESSED VALUE		250,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,739
TOTAL JUST VALUE		487,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,987

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	84	2,940	
2	0811	CONCRETE B	0	100	0	0	731.00	SF	5.20	5.20	100	2001	2001	3	79	3,003	
3	0810	CONCRETE A	0	100	0	0	83.00	SF	6.50	6.50	100	2001	2001	3	79	426	
4	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2004	2004	3	61	1,054	
5	0479	VF PICKET	0	100	0	0	186.00	LF	10.00	10.00	100	2004	2004	3	61	1,135	

LAND DESCRIPTION

TOTAL OB/XF 8,558

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS