LOT 11
SIMMONS COVE PB 6/140-141

ROUSSELOW TIMOTHY R
1546 PERSIMMON CIR S
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0011-0000

BUILDING CHARACTERISTICS

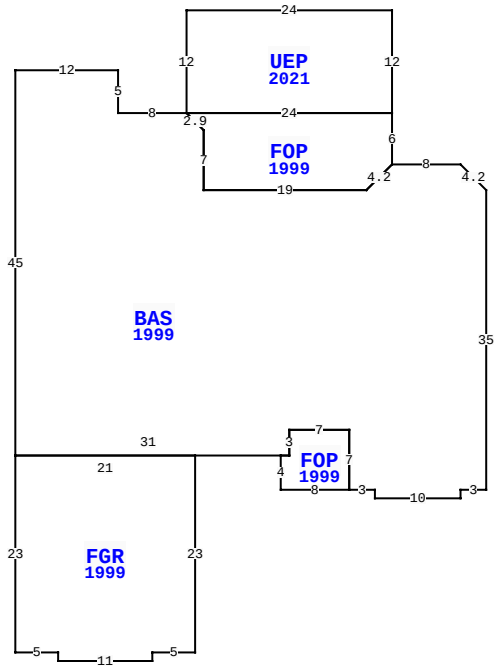
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,047	100	1999	2,047	281,437
FGR	494	55	1999	272	37,397
FOP	53	30	1999	16	2,200
FOP	196	30	1999	59	8,111
UEP	288	60	2021	173	23,785
TOTALS	3,078			2,567	352,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,567	117.0288	154.48	396,550	1999	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2023 Heated Area: 2047 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1546 S PERSIMMON CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		352,930
TOTAL MARKET OB/XF VALUE		8,085
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		541,015
SOH/AGL Deduction		1,417
ASSESSED VALUE		539,598
TOTAL EXEMPTION VALUE	13	539,598
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		541,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984668	NEW CONSTR	123,574	12/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/1218	1/28/2020	QC	U	I	11	100
GRANTOR: RICHARDSON MONICA M F						
GRANTEE: ROUSSELOW TIMOTHY R						
2204/0446	6/18/2018	WD	Q	I	01	365,000
GRANTOR: EVERSOLE BRETT A & AM						
GRANTEE: ROUSSELOW TIMOTHY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] U3 L3 W8 FOP=[YR=1999] N6 UEP=[YR=2021] N12 W24 S12 E24 $ W24 D2 R2 S7 E19 U3 R3 $ D3 L3 W19 N7 U2 L2 W8 N5 W12 S45 FGR=[YR=1999] S23 E5 S1 E11 N1 E5 N23 W21 $ E31 FOP=[YR=1999] S4 E8 N7 W7 S3 W1 $ E1 N3 E7 S7 E3 S1 E10 N1 E3 N35 $.

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,077.00	SF	6.50	6.50	100	1999	1999	3	75	5,250	

LAND DESCRIPTION

TOTAL OB/XF 8,085

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	0003	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 KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS