LOT 14
IN OR 1985/795
SIMMONS COVE PB 6/140-141

MICHAELS KRISSY
3044 PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0014-0000

BUILDING CHARACTERISTICS

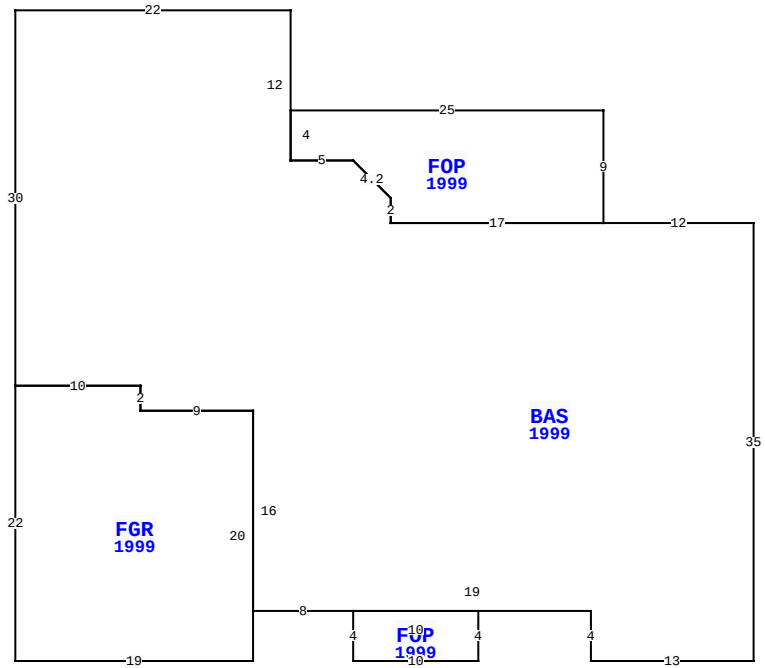
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,967	100	1999	1,967	258,324
FGR	400	55	1999	220	28,893
FOP	40	30	1999	12	1,576
FOP	190	30	1999	57	7,486
TOTALS	2,597			2,256	296,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,256	113.7045	150.09	338,603	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2016 Heated Area: 1967 HX Base Yr 2016



3044 E 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		296,278
TOTAL MARKET OB/XF VALUE		50,842
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		527,120
SOH/AGL Deduction		193,133
ASSESSED VALUE		333,987
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,265
TOTAL JUST VALUE		527,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170149	SWIM POOL	38,889	01/17/2017
20090483	H/AC	3,000	04/20/2009
B990239	NEW CONSTR	131,045	04/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1985/0795	6/09/2015	WD	Q	I	02	292,000
GRANTOR: GUILMETTE ROBERT M &						
GRANTEE: MICHAELS KRISSY						
1488/1604	3/29/2007	WD	Q	I		335,500
GRANTOR: JACOBS STEVEN S & LIN						
GRANTEE: GUILMETTE ROBERT M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 FOP=[YR=1999] N9 W25 S4 E5 R3 D3 S2 E17 $ W17 N2 L3 U3 W5N12 W22 S30 FGR=[YR=1999] S22E19 N20 W9 N2 W10 $ E10 S2 E9 S16 E8 FOP=[YR=1999] S4 E10 N4 W10 $ E19 S4 E13 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	701.00	SF	6.50	6.50	100	1999	1999	3	75	3,417	
3	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1999	1999	3	75	263	
4	0911	SCRN RM A	0	100	0	0	1,033.00	SF	17.50	17.50	100	2017	2017	3	74	13,377	
5	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2017	2017	3	81	24,786	
6	0845	KOOL DECK	0	100	0	0	673.00	SF	7.25	7.25	100	2017	2017	3	96	4,684	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	

LAND DESCRIPTION

TOTAL OB/XF 50,842

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