LOT 17
SIMMONS COVE PB 6/140-141

PERRY HAROLD R & ANNETTE T
3026 PERSIMMON CIRCLE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0017-0000

BUILDING CHARACTERISTICS

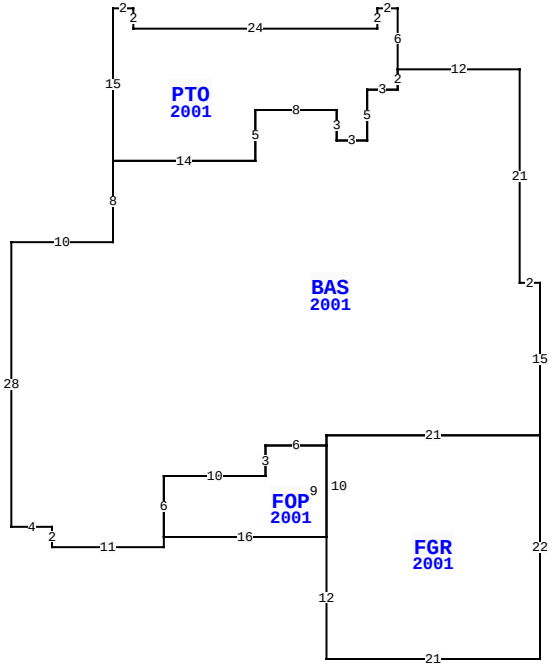
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,678	100	2001	1,678	237,491
FGR	462	55	2001	254	35,949
FOP	114	30	2001	34	4,812
PTO	305	5	2001	15	2,123
TOTALS	2,559			1,981	280,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,981	117.1800	154.68	306,421	2001	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2002 Heated Area: 1678 HX Base Yr 2002



3026 N 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		280,375
TOTAL MARKET OB/XF VALUE		24,044
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		502,419
SOH/AGL Deduction		237,724
ASSESSED VALUE		264,695
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,973
TOTAL JUST VALUE		502,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110962	H/AC	2,800	06/14/2011
20071393	XFOB	8,820	07/27/2007
20071214	SWIM POOL	31,500	06/28/2007
20071095	ELEC OTHER	700	06/13/2007
B012504	ADDITION	3,800	11/15/2001
011333	NEW CONSTR	121,904	06/08/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1422	5/15/2025	QC	U	I	11	100
GRANTOR: PERRY HAROLD R						
GRANTEE: PERRY HAROLD R & AN						
1020/0055	11/19/2001	WD	Q	I		178,600
GRANTOR: SEAWARD HOMES INC						
GRANTEE: PERRY HAROLD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 N21 W12 PTO=[YR=2001] N6 W2 S2 W24 N2 W2 S15 E14 N5 E8S3 E3 N5 E3 N2$ S2 W3 S5 W3 N3 W8 S5 W14 S8 W10 S28 E4 S2 E11 N1 FOP=[YR=2001] E16 FGR=[YR=2001] S12 E21 N22 W21 S10 $ N9 W6 S3 W10 S6 $ N6 E10 N3 E6 N1 E21 N15 $.

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	0811	CONCRETE B	0	100	0	0	753.00	SF	5.20	5.20	100	2001	2001	3	79	3,093	
2	0810	CONCRETE A	0	100	0	0	201.00	SF	6.50	6.50	100	2001	2001	3	79	1,032	
3	0861	POOL GUNIT	0	100	0	0	305.00	SF	85.00	85.00	100	2007	2007	3	44	11,407	
4	0910	SCRN RM L	0	100	0	0	1,175.00	SF	15.00	15.00	100	2007	2007	3	27	4,759	
5	0845	KOOL DECK	0	100	0	0	595.00	SF	7.25	7.25	100	2007	2007	3	87	3,753	

LAND DESCRIPTION

TOTAL OB/XF 24,044

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	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS