LOT 21
SIMMONS COVE PB 6/140-141

JENKINS ELLEN W/WINN JOHN WARD JR
3019 PERSIMMON CIRCLE WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0021-0000

BUILDING CHARACTERISTICS

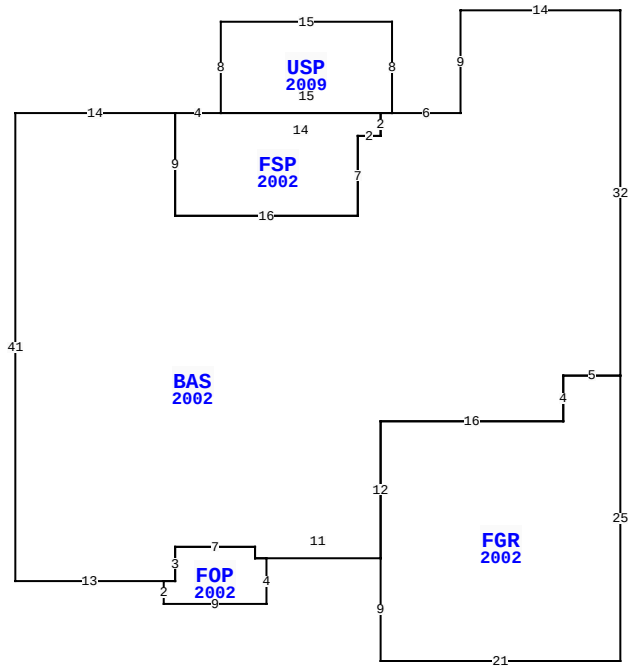
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,794	100	2002	1,794	242,022
FGR	461	55	2002	254	34,266
FOP	41	30	2002	12	1,619
FSP	148	40	2002	59	7,959
USP	120	30	2009	36	4,857
TOTALS	2,564			2,155	290,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,155	114.8364	151.58	326,655	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2003 Heated Area: 1794 HX Base Yr 2003



3019 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		290,723
TOTAL MARKET OB/XF VALUE		6,768
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		477,491
SOH/AGL Deduction		233,705
ASSESSED VALUE		243,786
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		188,064
TOTAL JUST VALUE		477,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020292	NEW CONSTR	73,000	02/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/1231	5/09/2023	LE	U	I	11	100
GRANTOR: WINN RAMONA C						
GRANTEE: JENKINS ELLEN W						
1061/1247	6/11/2002	WD	Q	I		195,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: WINN JOHN W & RAMON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 S9 W6 USP=[YR=2009] N8 W15 S8 FSP=[YR=2002] W4 S9 E16 N7 E2 N2 W14$ E15$ W1 S2 W2 S7 W16 N9 W14 S41 E13 FOP=[YR=2002] S2 E9 N4 W1 N1 W7 S3 W1$ E1 N3 E7 S1 E11 FGR=[YR=2002] S9 E21 N25 W5 S4 W16 S12$ N12 E16 N4 E5 N32$.

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	793.00	SF	5.20	5.20	100	2002	2002	3	80	3,299	
3	0810	CONCRETE A	0	100	0	0	95.00	SF	6.50	6.50	100	2002	2002	3	80	494	

LAND DESCRIPTION

TOTAL OB/XF 6,768

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