LOT 2
IN OR 1488/1990
SIMMONS COVE PB 6/140-141

EVANS ROGER L & PAULINE M
3024 PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-169S-0002-0000

BUILDING CHARACTERISTICS

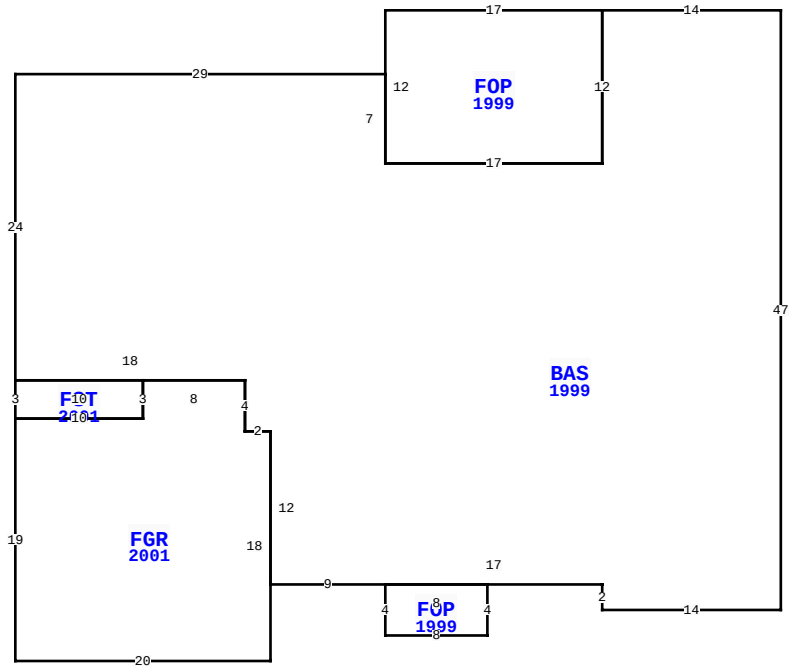
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,067	100	1999	2,067	291,935
FGR	402	55	2001	221	31,213
FOP	32	30	1999	10	1,412
FOP	204	30	1999	61	8,616
FST	30	55	2001	16	2,259
TOTALS	2,735			2,375	335,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,375	116.7915	162.34	385,558	1999	1999	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2014 Heated Area: 2067 HX Base Yr 2014



3024 W PERSIMMON CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		335,435
TOTAL MARKET OB/XF VALUE		48,660
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		584,095
SOH/AGL Deduction		272,199
ASSESSED VALUE		311,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,485
TOTAL JUST VALUE		584,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0064-2024	184' VF		04/08/2024
B002473	XFOB	1,000	03/17/2000
B984861	XFOB	5,500	01/22/1999
B984656	NEW CONSTR	126,402	12/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1990	3/29/2007	WD	Q	I		380,000
GRANTOR: ROBINSON JOSEPH T						
GRANTEE: EVANS ROGER L & PAU						
1488/1989	3/29/2007	WD	U	I	07	100
GRANTOR: GLEICHAUF JAMES J & J						
GRANTEE: ROBINSON JOSEPH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 FOP=[YR=1999] W17 S12 E17 N12 $ S12 W17 N7 W29 S24 FST=[YR=2001] S3 FGR=[YR=2001] S19 E20 N18 W2 N4 W8 S3 W10 $ E10 N3 W10 $ E18 S4 E2 S12 E9 FOP=[YR=1999] S4 E8 N4 W8 $ E17 S2 E14 N47 $.

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	80	2,800	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04	85	42,500	
5	0910	SCRN RM L	0	100	0	0	1,120.00	SF	15.00	15.00	100	1999	1999	3	20	3,360	

LAND DESCRIPTION

TOTAL OB/XF 48,660

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	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS