LOT 16 IN OR 990/200
SIMMONS COVE PB 6/140-141

TURLEY PATRICK S & PATRICIA A
3033 PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-169S-0016-0000

NASSAU COUNTY PROPERTY

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

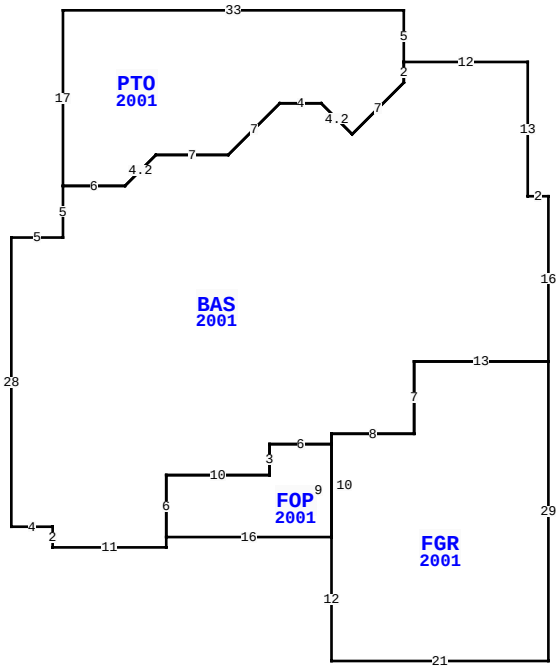
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	2001	1,619	239,380
FGR	553	55	2001	304	44,949
FOP	114	30	2001	34	5,027
PTO	419	5	2001	21	3,105
TOTALS	2,705			1,978	292,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,978	116.8944	162.48	321,385	2001	2006	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2002 Heated Area: 1619 HX Base Yr 2002



3033 E PERSIMMON CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,460
TOTAL MARKET OB/XF VALUE		4,191
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		496,651
SOH/AGL Deduction		254,582
ASSESSED VALUE		242,069
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,658
TOTAL JUST VALUE		496,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011554	OTHER	2,000	07/10/2001
B2004038	NEW CONSTR	115,000	09/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0990/0200	6/05/2001	WD	Q	I		176,500
GRANTOR: SEAWARD HOMES INC						
GRANTEE: TURLEY PATRICK S &						
0934/0852	5/31/2000	WD	U	V	09	341,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: SEAWARD HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 N13 W12 PTO=[YR=2001] N5 W33 S17 E6 U3 R3 E7 U5 R5 E4 D3 R3 U5 R5 N2 $ S2 D5 L5 U3 L3 W4 D5 L5 W7 D3 L3 W6 S5 W5 S28 E4 S2 E11 N1 FOP=[YR=2001] E16 FGR=[YR=2001] S12 E21 N29 W13 S7 W8 S10 $ N9 W6 S3 W10 S6 $ N6 E10 N3 E6 N1 E8 N7 E13 N16 $.

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	2001	2001	3	83	2,905	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2002	2002	3	20	384	
5	0820	WOOD WALK	0	100	0	0	192.00	SF	11.75	11.75	100	2004	2004	3	40	902	

LAND DESCRIPTION

TOTAL OB/XF 4,191

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	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