LOT 9
IN OR 2182/1684
SIMMONS COVE PB 6/140-141

USTUPSKI JOHN S & AMY D
1526 PERSIMMON CIR S
FERNANDINA BEACH, FL 32034

2023

00-00-31-169S-0009-0000

BUILDING CHARACTERISTICS

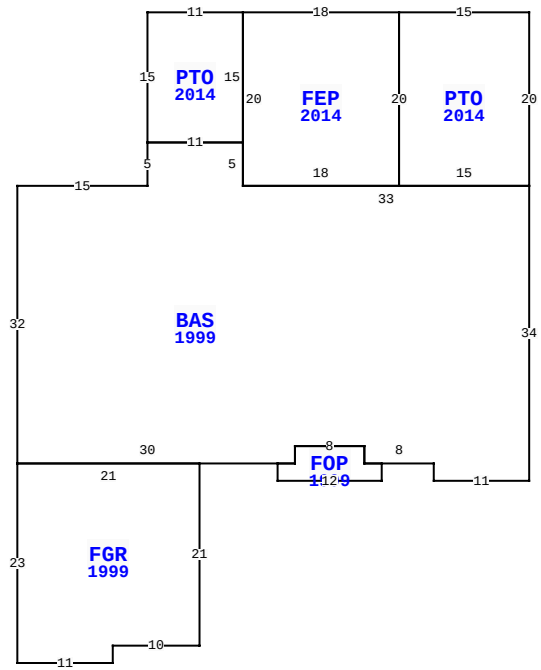
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,949	100	1,949	232,458
FEP	360	80	288	34,350
FGR	463	55	255	30,414
FOP	40	30	12	1,431
PTO	165	5	8	954
PTO	300	5	15	1,789
TOTALS	3,277		2,527	301,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,527	109.7712	130.35	329,394	1999	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2019 Heated Area: 1949 HX Base Yr 2019



1526 S 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		301,396
TOTAL MARKET OB/XF VALUE		7,813
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		489,209
SOH/AGL Deduction		158,673
ASSESSED VALUE		330,536
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,536
TOTAL JUST VALUE		489,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132557	SUNROOM	61,023	11/07/2013
B984667	NEW CONSTR	117,180	12/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2182/1684	3/09/2018	WD	Q	I	02	363,000
GRANTOR: HARLE STUART A SR & B						
GRANTEE: USTUPSKI JOHN S & A						
1847/1605	3/28/2013	WD	Q	I	02	249,000
GRANTOR: ANDERSON CLEO A & JOH						
GRANTEE: HARLE STUART A SR &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W15 FEP=[YR=2014] W18 PTO=[YR=2014] W11 S15 BAS=[YR=1999] S5 W15 S32 FGR=[YR=1999] S23 E11 N2 E10 N21 W21 $ E30 FOP=[YR=1999] S2 E12 N2 W2 N2 W8 S2 W2 $ E2 N2 E8 S2 E8 S2 E11 N34 W33 N5 W11 $ E11 N15$ S20 E18 N20$ S20 E15 N20$.

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	84	2,940	
2	0810	CONCRETE A	0	100	0	0	949.00	SF	6.50	6.50	100	1999	1999	3	79	4,873	

LAND DESCRIPTION

TOTAL OB/XF 7,813

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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 12/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS