

LOT 19
IN OR 2192/760
SIMMONS COVE PB 6/140-141

CARTER RUTH S L/E/
1525 PERSIMMON CIR N
FERNANDINA BEACH, FL 32034

2023

00-00-31-169S-0019-0000



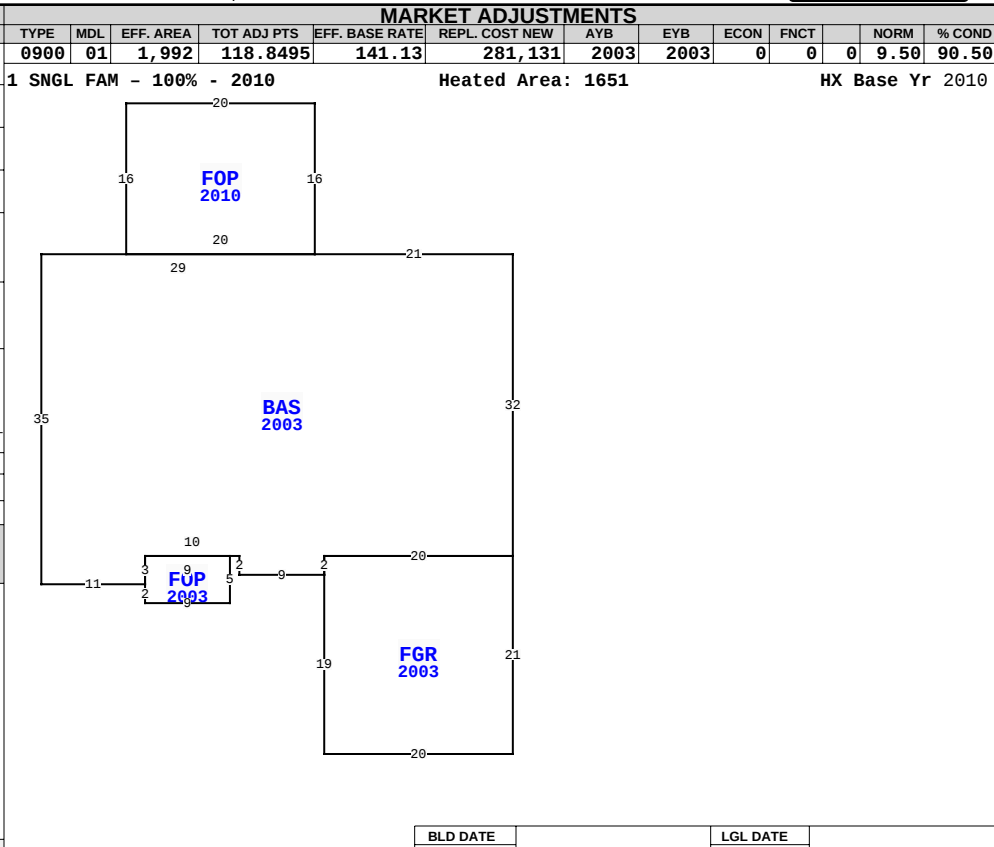
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,651	100	1,651	210,870
FGR	420	55	231	29,504
FOP	45	30	14	1,788
FOP	320	30	96	12,261
TOTALS	2,436		1,992	254,424

TOTALS		2,436	1,992		254,424		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0810	CONCRETE A	0	100	36	3	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F
1	000134	C	SFR POND	100	
REVIEW DATE		01/14/2021	BY	TWA	



1525 N PERSIMMON CIR, FERNANDINA BEACH													
TOTAL OB/XF 3,503													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		254,424	
TOTAL MARKET OB/XF VALUE		3,503	
TOTAL LAND VALUE - MARKET		198,000	
TOTAL MARKET VALUE		455,927	
SOH/AGL Deduction		224,647	
ASSESSED VALUE		231,280	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		181,280	
TOTAL JUST VALUE		455,927	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		452,262	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100410	XFOB	5,600	03/08/2010
20100411	REPAIR/RRF	600	03/08/2010
B0021192	NEW CONSTR	65,808	07/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/0760	2/06/2018	WD	U	I	11	100
GRANTOR: CARTER RUTH S						
GRANTEE: CARTER RUTH S L/E						
2175/1486	2/06/2018	WD	U	I	11	100
GRANTOR: CARTER RUTH S						
GRANTEE: CARTER CYNTHIA R &						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2003] W21 FOP=[YR=2010] N16 W20 S16 E20\$ W29 S35 E11 FOP=[YR=2003] S2 E9 N5 W9 S3\$ N3 E10 S2 E9 FGR=[YR=2003] S19 E20 N21 W20 S2\$ N2 E20 N32\$.													