LOT 27
IN OR 2124/14
SIMMONS COVE PB 6/140-141

WERTZ PHYLLIS
1527 PERSIMMONS CIRCLE SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-169S-0027-0000

BUILDING CHARACTERISTICS

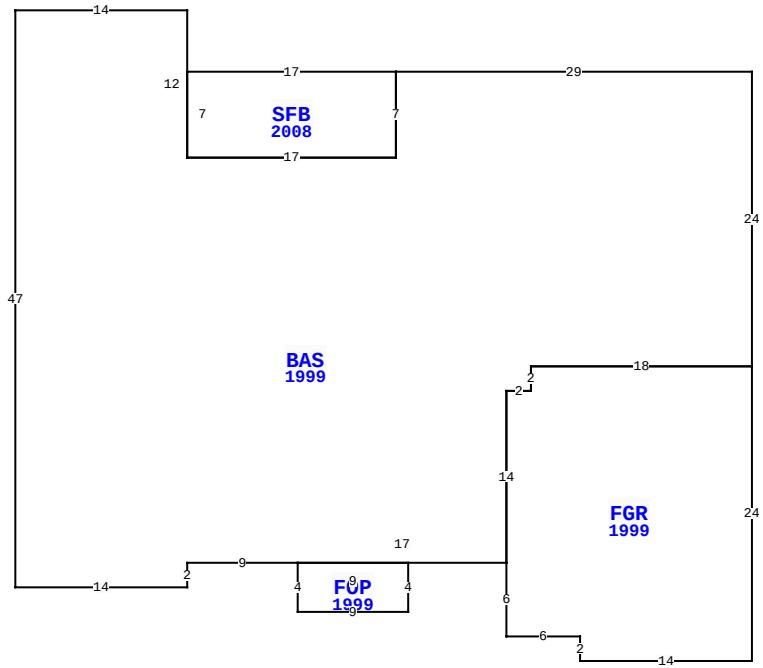
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100	2,063	247,767
FGR	464	55	255	30,625
FOP	36	30	11	1,321
SFB	119	80	95	11,410
TOTALS	2,682		2,424	291,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,424	113.7045	135.02	327,288	1999	1999	0	0	0	11.05	88.95

1 SNGL FAM – 100% - 2018 Heated Area: 2158 HX Base Yr 2018



1527 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		291,123
TOTAL MARKET OB/XF VALUE		15,309
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		486,432
SOH/AGL Deduction		165,760
ASSESSED VALUE		320,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,672
TOTAL JUST VALUE		486,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111688	H/AC	3,826	09/26/2011
20080277	XFOB	6,540	02/22/2008
B984699	NEW CONSTR	143,785	12/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2124/0014	6/01/2017	WD	Q	I	01	330,500
GRANTOR: CARMEL JOAN M						
GRANTEE: WERTZ PHYLLIS						
1705/1654	10/18/2010	QC	U	I	11	100
GRANTOR: CARMEL RICHARD A & JO						
GRANTEE: CARMEL JOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W29 SFB=[YR=2008] W17 S7 E17 N7 $ S7 W17 N12 W14 S47 E14 N2 E9 FOP=[YR=1999] S4 E9 N4 W9 $ E17 FGR=[YR=1999] S6 E6 S2 E14 N24 W18 S2 W2 S14 $ N14 E2 N2 E18 N24 $.

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	1,042.00	SF	6.50	6.50	100	1999	1999	3	79	5,351	
4	0855	CONC PAVER	0	100	43	3	129.00	SF	10.00	10.00	100	2008	2008	3	90	1,161	
5	0855	CONC PAVER	0	100	61	3	183.00	SF	10.00	10.00	100	2008	2008	3	90	1,647	
6	0479	VF PICKET	0	100	0	0	36.00	LF	10.00	10.00	100	2008	2008	3	76	274	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	76	228	
8	0855	CONC PAVER	0	100	17	16	272.00	SF	10.00	10.00	100	2008	2008	3	90	2,448	
9	1076	TRELLIS A	0	100	20	15	300.00	SF	7.50	7.50	100	2008	2008	3	56	1,260	

LAND DESCRIPTION

TOTAL OB/XF 15,309

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			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 08/02/2023 BY SYS