

LOT 28
IN OR 2192/505
SIMMONS COVE PB 6/140-141

AUGUST DOUGLAS W & BARBARA T
1541 PERSIMMON CIR S
FERNANDINA BEACH, FL 32034

2023

00-00-31-169S-0028-0000



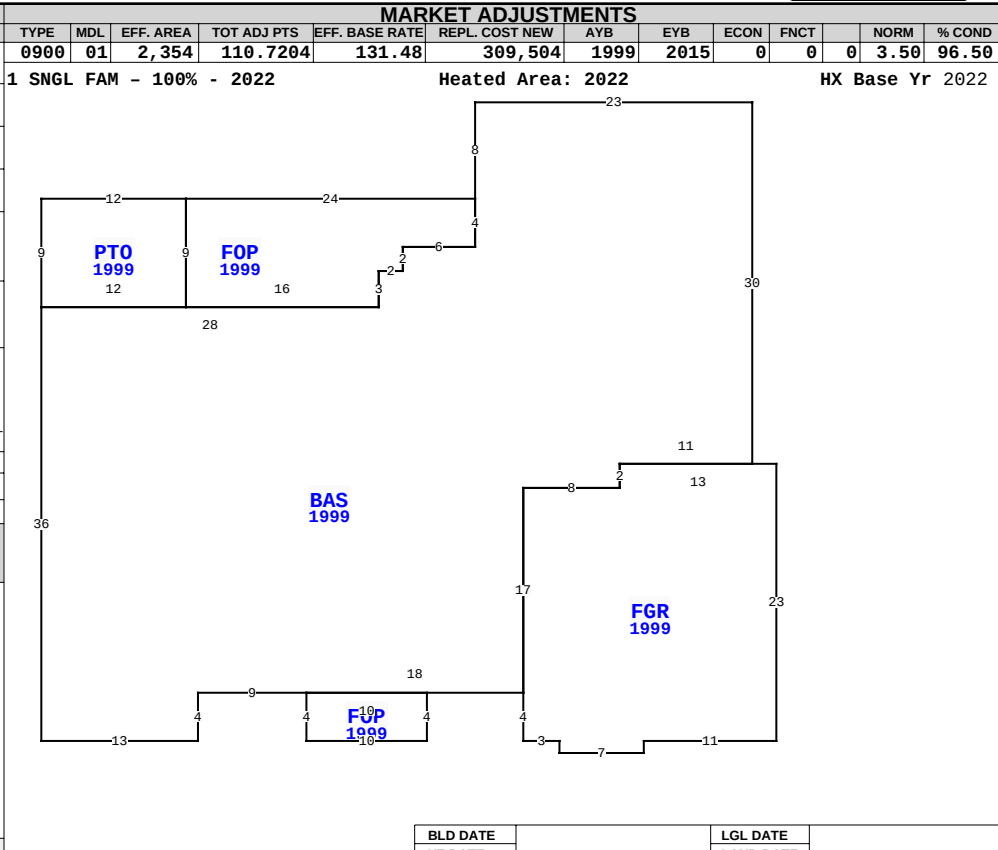
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,022	100	2,022	256,548
FGR	474	55	261	33,115
FOP	40	30	12	1,523
FOP	180	30	54	6,852
PTO	108	5	5	634
TOTALS	2,824		2,354	298,671

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	665.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	223.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	356.00	SF	7.25	7.25	
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	298,671										
TOTAL MARKET OB/XF VALUE	14,170										
TOTAL LAND VALUE - MARKET	180,000										
TOTAL MARKET VALUE	492,841										
SOH/AGL Deduction	18,088										
ASSESSED VALUE	474,753										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	424,753										
TOTAL JUST VALUE	492,841										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	460,925										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222555	REMODEL	10,000	10/19/2022
20222099	REMODEL	25,000	04/07/2022
B984663	NEW CONSTR	122,511	12/15/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2192/0505	4/25/2018	WD	Q	I	02	337,500	
GRANTOR: BRADLEY CONSTANCE							
GRANTEE: AUGUST DOUGLAS W &							
0890/0674	7/08/1999	WD	Q	I		170,600	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: BRADLEY JACK JR & C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W23 S8 FOP=[YR=1999] W24 PTO=[YR=1999] W12 S9 E12 N9 \$ S9 E16 N3 E2 N2 E6 N4 \$ S4 W6 S2 W2 S3 W28 S36 E13 N4 E9 FOP=[YR=1999] S4 E10 N4 W10 \$ E18 FGR=[YR=1999] S4 E3 S1 E7 N1 E11 N23 W13 S2 W8 S17 \$ N17 E8 N2 E11 N30 \$.											