

LOT 12
IN OR 1862/151
SIMMONS COVE PB 6/140-141

BEHAN PAUL R & JOY P
1548 PERSIMMON CIRCLE SOUTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-169S-0012-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	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

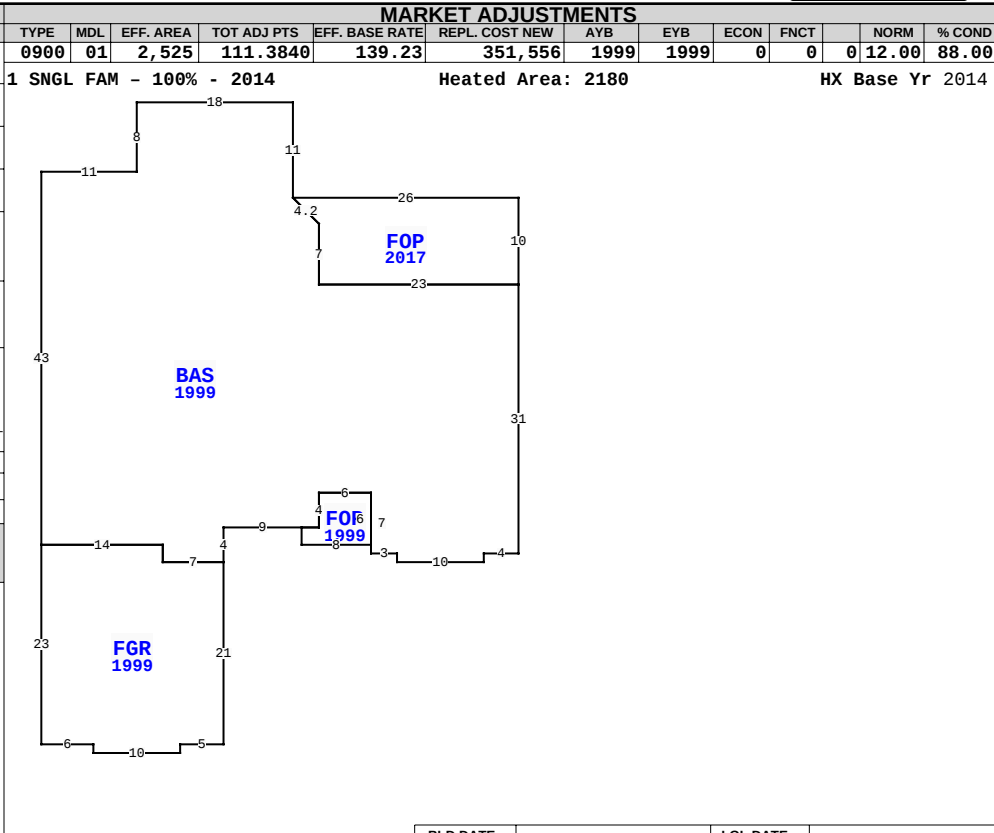
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1078.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2,180	267,098
FGR	479	55	263	32,223
FOP	40	30	12	1,470
FOP	235	30	70	8,576

TOTALS	2,934	2,525	309,369
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,280.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	441.00	SF	85.00
4	0911	SCRN RM A	0	100	0	0	988.00	SF	17.50
5	0855	CONC PAVER	0	100	0	0	547.00	SF	10.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0855	CONC PAVER	0	100	0	0	326.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00



TOTAL OB/XF									
1548 S PERSIMMON CIR, FERNANDINA BEACH	BLD DATE		LGL DATE						
	XF DATE		LAND DATE						
	INC DATE		AG DATE						

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					309,369				
TOTAL MARKET OB/XF VALUE					63,364				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					552,733				
SOH/AGL Deduction					215,139				
ASSESSED VALUE					337,594				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					287,594				
TOTAL JUST VALUE					552,733				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					541,037				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173716	SCRNROOM	8,352	11/29/2017
20171885	SWIM POOL	45,000	06/20/2017
B984750	NEW CONSTR	155,200	01/05/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1862/0151	6/14/2013	WD	Q	I	01	280,000	
GRANTOR: AVERA DEBORAH S							
GRANTEE: BEHAN PAUL R & JOY							
1229/0799	5/11/2004	QC	U	I	01	100	
GRANTOR: AVERA BRUCE D							
GRANTEE: AVERA DEBORAH S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2017] W26 BAS=[YR=1999] N11 W18 S8 W11 S43 FGR=[YR=1999] S23 E6S1 E10 N1 E5 N21 W7 N2 W14 \$ E14 S2 E7 N4 E9 FOP=[YR=1999] S2 E8N6 W6 S4 W2 \$ E2 N4 E6 S7 E3 S1 E10 N1 E4 N31 W23 N7 U3 L3 \$ D3 R3 S7 E23 N10\$.									