LOT 18
SIMMONS COVE PB 6/140-141

MAGUIRE JAMES T JR & BARBARA
1537 PERSIMMON CIRCLE NORTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-169S-0018-0000

BUILDING CHARACTERISTICS

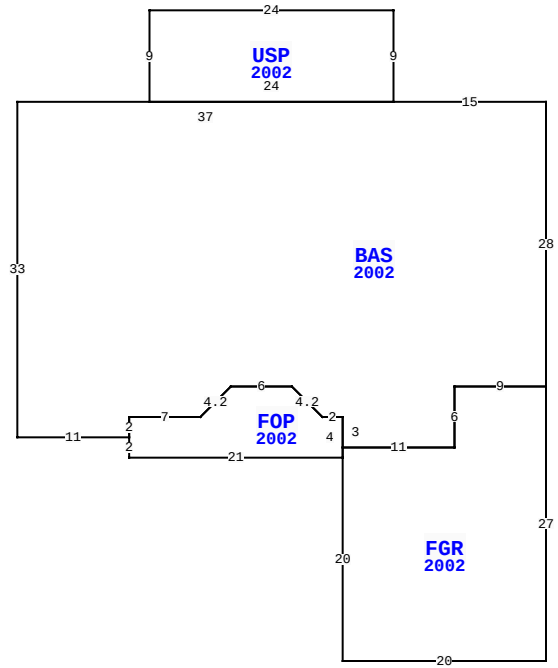
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,613	100	1,613	202,398
FGR	474	55	261	32,750
FOP	111	30	33	4,141
USP	216	30	65	8,156
TOTALS	2,414		1,972	247,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,972	112.1610	140.20	276,474	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 1613 HX Base Yr 2023



1537 N 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		247,444
TOTAL MARKET OB/XF VALUE		7,517
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		452,961
SOH/AGL Deduction		0
ASSESSED VALUE		452,961
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		402,961
TOTAL JUST VALUE		452,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020969	ADDITION	3,000	06/07/2002
B012663	NEW CONSTR	110,464	01/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0997	2/17/2022	WD	Q	I	01	571,000
GRANTOR: BENNETT HENRY CRANFOR						
GRANTEE: MAGUIRE JAMES T JR						
1942/0231	10/06/2014	WD	Q	I	02	267,000
GRANTOR: PARKER MICHAEL W & SH						
GRANTEE: BENNETT HENRY CRANF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 USP=[YR=2002] N9 W24 S9 E24 $ W37 S33 E11 FOP=[YR=2002] S2 E21 FGR=[YR=2002] S20 E20 N27 W9 S6 W11 S1 $ N4 W2 U3 L3 W6 D3 L3 W7 S2 $ N2 E7 U3 R3 E6 D3 R3 E2 S3 E11 N6 E9 N28 $.

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	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2002	2002	3	82	3,036	
3	0810	CONCRETE A	0	100	0	0	276.00	SF	6.50	6.50	100	2002	2002	3	82	1,471	

LAND DESCRIPTION

TOTAL OB/XF 7,517

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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/06/2024 BY SYS