LOT 7
IN OR 1925/754
SIMMONS COVE PB 6/140-141

DIGIOIA KENNETH V & SUSAN LEE
1506 PERSIMMON CIR S
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0007-0000

BUILDING CHARACTERISTICS

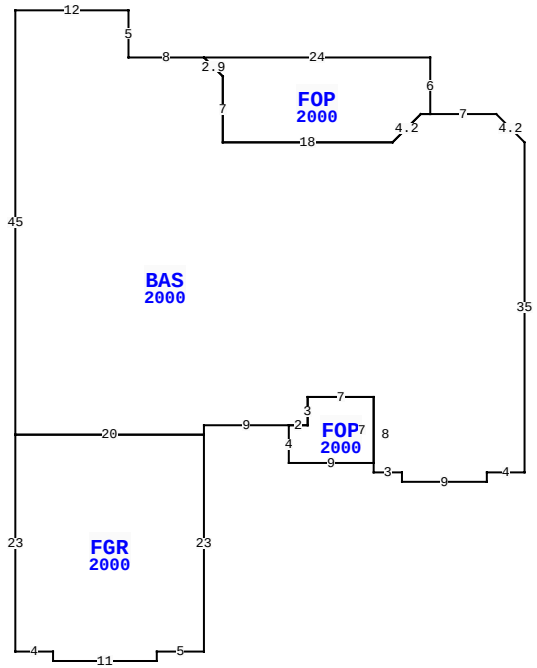
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2000	1,997	283,568
FGR	471	55	2000	259	36,777
FOP	57	30	2000	17	2,414
FOP	193	30	2000	58	8,236
TOTALS	2,718			2,331	330,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,331	122.2452	161.36	376,130	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2020 Heated Area: 1997 HX Base Yr 2020



1506 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		330,994
TOTAL MARKET OB/XF VALUE		18,481
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		529,475
SOH/AGL Deduction		165,390
ASSESSED VALUE		364,085
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,363
TOTAL JUST VALUE		529,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	BATHROOM REMODEL	15,500	05/05/2025
B002550	SWIM POOL	15,000	03/23/2000
B2000271	NEW CONSTR	175,060	02/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1925/0754	5/30/2014	WD	Q	I	01	321,000
GRANTOR: ALEXANDER EVERETT A &						
GRANTEE: DIGIOIA KENNETH VIN						
0934/1825	6/02/2000	WD	Q	I		226,800
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: ALEXANDER EVERETT A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W7 FOP=[YR=2000] N6 W24 D2 R2 S7 E18 U3 R3 E1$ W1 L3 D3 W18 N7 L2 U2 W8 N5 W12 S45 FGR=[YR=2000] S23 E4 S1 E11 N1 E5 N23 W20$ E20 N1 E9 FOP=[YR=2000] S4 E9 N7 W7 S3 W2$ E2 N3 E7 S8 E3 S1 E9 N1 E4 N35 L3 U3 $.

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	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	1,023.00	SF	4.00	4.00	100	2000	2000	3	77	3,151	
3	0845	KOOL DECK	0	100	0	0	843.00	SF	7.25	7.25	100	2000	2000	3	77	4,706	
4	0861	POOL GUNIT	0	100	0	0	358.00	SF	85.00	85.00	100	2000	2000	3	23	6,999	
5	0810	CONCRETE A	0	100	5	2	10.00	SF	6.50	6.50	100	2000	2000	3	77	50	
6	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	2002	2002	3	20	374	
7	1242	WD DECK A	0	100	0	0	148.00	SF	10.00	10.00	100	2002	2002	3	20	296	

LAND DESCRIPTION

TOTAL OB/XF 18,481

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	RES	100		R-1	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 07/30/2025 BY SYS