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

2025

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

BUILDING CHARACTERISTICS

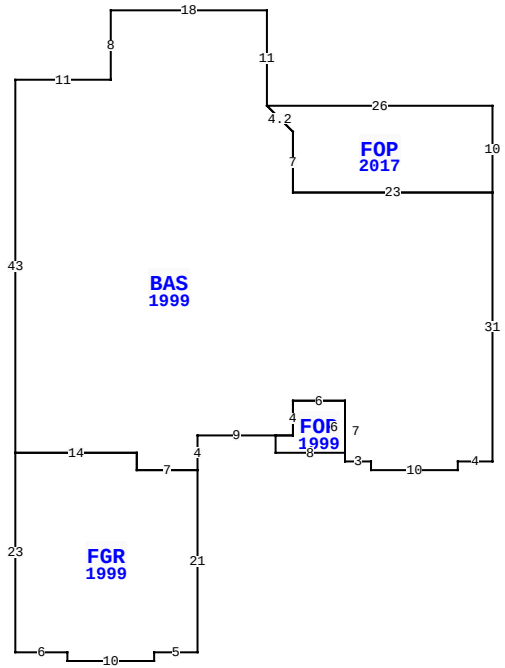
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	1999	2,180	280,459
FGR	479	55	1999	263	33,835
FOP	40	30	1999	12	1,544
FOP	235	30	2017	70	9,006
TOTALS	2,934			2,525	324,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,525	111.3840	147.03	371,251	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2014 Heated Area: 2180 HX Base Yr 2014



1548 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		324,845
TOTAL MARKET OB/XF VALUE		61,155
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		566,000
SOH/AGL Deduction		218,616
ASSESSED VALUE		347,384
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,662
TOTAL JUST VALUE		566,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,733

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	Q	I	01	100
GRANTOR: AVERA BRUCE D						
GRANTEE: AVERA DEBORAH S						

BUILDING NOTES

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$.

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	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,280.00	SF	6.50	6.50	100	1999	1999	3	75	6,240	
3	0861	POOL GUNIT	0	100	0	0	441.00	SF	85.00	85.00	100	2017	2017	3	81	30,363	
4	0911	SCRN RM A	0	100	0	0	988.00	SF	17.50	17.50	100	2017	2017	3	74	12,795	
5	0855	CONC PAVER	0	100	0	0	547.00	SF	10.00	10.00	100	2017	2017	3	96	5,251	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	
7	0855	CONC PAVER	0	100	0	0	326.00	SF	7.00	7.00	100	2017	2017	3	96	2,191	

LAND DESCRIPTION

TOTAL OB/XF 61,155

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	0003	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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS