LOT 19
IN OR 2192/760
SIMMONS COVE PB 6/140-141

CARTER RUTH S L/E/
1525 PERSIMMON CIR N
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0019-0000

BUILDING CHARACTERISTICS

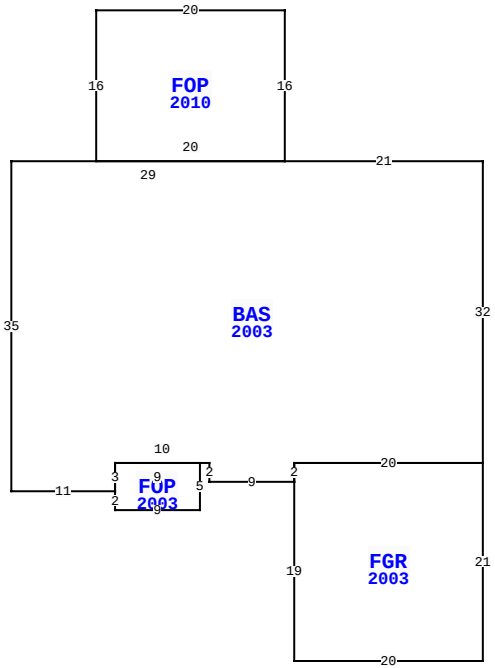
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	2003	1,651	231,813
FGR	420	55	2003	231	32,434
FOP	45	30	2003	14	1,965
FOP	320	30	2010	96	13,479
TOTALS	2,436			1,992	279,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,992	118.8495	156.88	312,505	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2010 Heated Area: 1651 HX Base Yr 2010



1525 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		279,692
TOTAL MARKET OB/XF VALUE		3,420
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		481,112
SOH/AGL Deduction		235,986
ASSESSED VALUE		245,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,404
TOTAL JUST VALUE		481,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100410	XFOB	5,600	03/08/2010
20100411	REPAIR/RRF	600	03/08/2010
B0021192	NEW CONSTR	65,808	07/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/0760	2/06/2018	WD	U	I	11	100
GRANTOR: CARTER RUTH S						
GRANTEE: CARTER RUTH S L/E						
2175/1486	2/06/2018	WD	U	I	11	100
GRANTOR: CARTER RUTH S						
GRANTEE: CARTER CYNTHIA R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 FOP=[YR=2010] N16 W20 S16 E20$ W29 S35 E11 FOP=[YR=2003] S2 E9 N5 W9 S3$ N3 E10 S2 E9 FGR=[YR=2003] S19 E20 N21 W20 S2$ N2 E20 N32$.

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	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20	5.20	100	2003	2003	3	82	2,844	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2003	2003	3	82	576	

LAND DESCRIPTION

TOTAL OB/XF 3,420

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	RES POND	100		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 07/30/2025 BY SYS