LOT 20
SIMMONS COVE PB 6/140-141

GOODING JENNIFER A L/E/
1517 PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

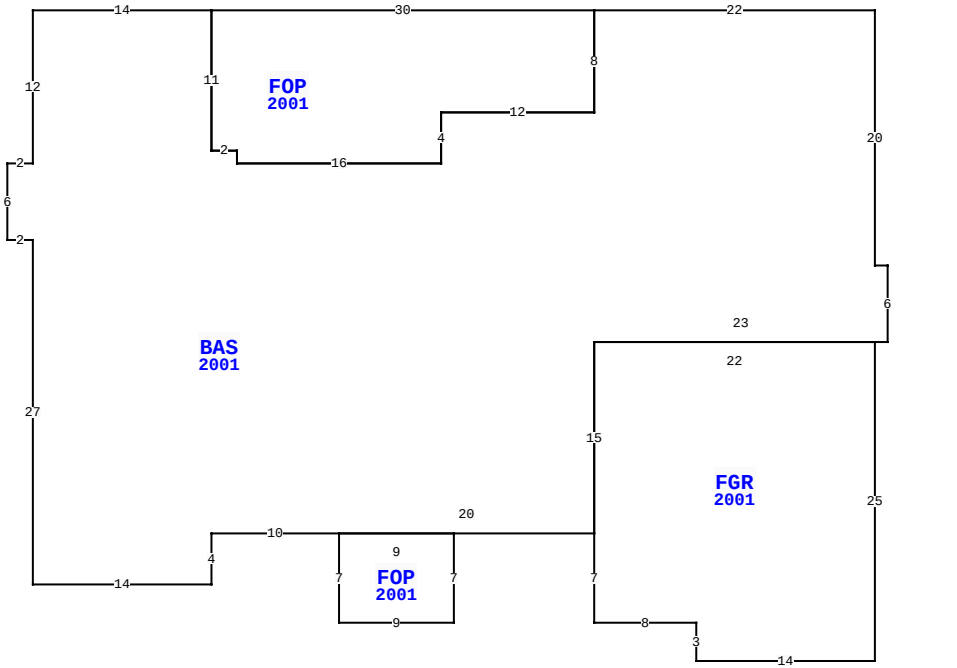
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,140	100	2001	2,140	269,635
FGR	526	55	2001	289	36,413
FOP	63	30	2001	19	2,394
FOP	310	30	2001	93	11,717
TOTALS	3,039			2,541	320,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,541	107.8560	142.37	361,762	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2002 Heated Area: 2140 HX Base Yr 2002



1517 N PERSIMMON CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		320,159
TOTAL MARKET OB/XF VALUE		6,365
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		506,524
SOH/AGL Deduction		248,556
ASSESSED VALUE		257,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,246
TOTAL JUST VALUE		506,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121037	REPL WD/GAR DR	2,000	06/07/2012
011553	OTHER	2,000	07/10/2001
B0003493	NEW CONSTR	136,052	07/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/744	10/12/2023	LE	U	I	11	100
GRANTOR: GOODING JENNIFER ANN						
GRANTEE: TOLAND AMY						
1143/1247	6/09/2003	QC	Q	I	06	100
GRANTOR: GOODING WILLIAM S						
GRANTEE: GOODING JENNIFER A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 FOP=[YR=2001] W30 S11 E2 S1 E16 N4 E12 N8 $ S8 W12 S4 W16 N1 W2 N11 W14 S12 W2 S6 E2 S27 E14 N4 E10 FOP=[YR=2001] S7 E9 N7 W9 $ E20 FGR=[YR=2001] S7 E8 S3 E14 N25 W22 S15 $ N15 E23 N6 W1 N20 $.

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	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2001	2001	3	79	2,300	
3	0810	CONCRETE A	0	100	0	0	219.00	SF	6.50	6.50	100	2001	2001	3	79	1,125	

LAND DESCRIPTION

TOTAL OB/XF 6,365

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