LOT 22
SIMMONS COVE PB 6/140-141

MILLER RONALD B & AVIS M L/E/
1510 PERSIMMON CIRCLE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

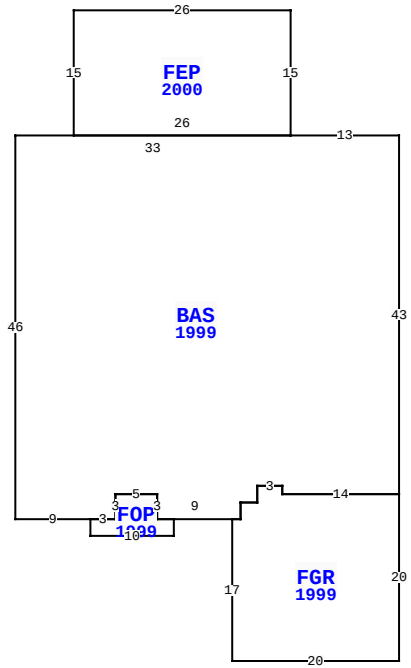
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,043	100	1999	2,043	276,153
FEP	390	80	2000	312	42,173
FGR	398	55	1999	219	29,602
FOP	35	30	1999	10	1,352
TOTALS	2,866			2,584	349,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,584	117.0288	154.48	399,176	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2018 Heated Area: 2043 HX Base Yr 2018



1510 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		349,279
TOTAL MARKET OB/XF VALUE		11,474
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		540,753
SOH/AGL Deduction		185,776
ASSESSED VALUE		354,977
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,255
TOTAL JUST VALUE		540,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004004	REMODEL	24,000	09/18/2000
B990705	NEW CONSTR	120,128	06/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2680/1085	11/15/2023	LE	U	I	11	100
GRANTOR: MILLER RONALD B & AVI						
GRANTEE: RIVERA TERRI D						
2117/0100	4/27/2017	WD	U	I	37	270,000
GRANTOR: MEALING VIRGINIA E						
GRANTEE: MILLER RONALD B & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 FEP=[YR=2000] N15 W26 S15 E26 $ W33 S46 E9 FOP=[YR=1999] S2 E10 N2 W2 N3 W5 S3 W3 $ E3 N3 E5 S3 E9 FGR=[YR=1999] S17 E20 N20 W14 N1 W3 S2 W2 S2 W1 $ E1 N2 E2 N2 E3 S1 E14 N43 $.

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	2.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	5,670	
2	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	1999	1999	3	75	2,925	
3	0810	CONCRETE A	0	100	0	0	182.00	SF	6.50	6.50	100	1999	1999	3	75	887	
4	0810	CONCRETE A	0	100	0	0	85.00	SF	6.50	6.50	100	2000	2000	3	77	425	
5	0825	BRICK	0	100	0	0	355.00	SF	3.75	3.75	100	2009	2009	3	97	1,291	
6	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2008	2008	3	72	276	

LAND DESCRIPTION

TOTAL OB/XF 11,474

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 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