LOT 24
SIMMONS COVE PB 6/140-141

KEITH JANET H
1532 NORTH PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

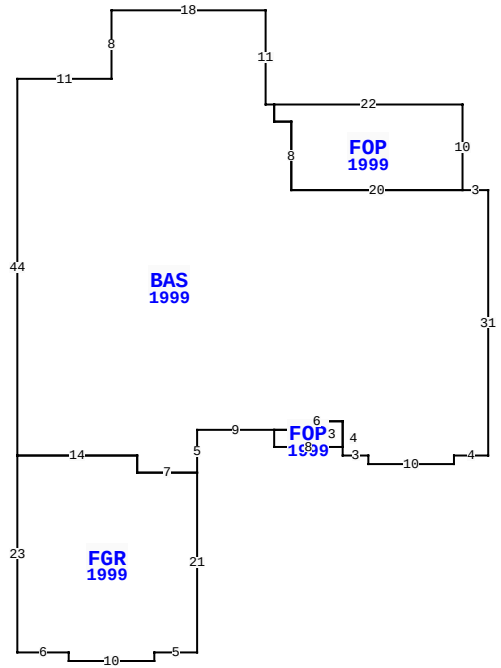
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,219	100	1999	2,219	314,189
FGR	479	55	1999	263	37,238
FOP	22	30	1999	7	991
FOP	204	30	1999	61	8,637
TOTALS	2,924			2,550	361,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,550	119.2464	157.41	401,396	1999	2003	0	0	0	10.05	89.95

1 SNGL FAM – 100% - 2022 Heated Area: 2219 HX Base Yr 2022



1532 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		361,056
TOTAL MARKET OB/XF VALUE		22,587
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		563,643
SOH/AGL Deduction		313
ASSESSED VALUE		563,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		512,608
TOTAL JUST VALUE		563,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120350	REPL TOILEET	300	03/02/2012
20120230	SOFFIT/FACIA	8,000	02/09/2012
B020364	SWIM POOL	21,000	03/04/2002
B990238	NEW CONSTR	159,945	04/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/0324	10/29/2021	WD	Q	I	01	600,000
GRANTOR: WILLIAMS FURMAN J JR						
GRANTEE: KEITH JANET H						
1485/1310	3/16/2007	WD	Q	I		455,000
GRANTOR: HAWKINS CYNTHIA K						
GRANTEE: WILLIAMS FURMAN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W3 FOP=[YR=1999] N10 W22 S2 E2 S8 E20 $ W20 N8 W2 N2 W1 N11 W18 S8 W11 S44 FGR=[YR=1999] S23 E6 S1 E10 N1 E5 N21 W7 N2 W14 $ E14 S2 E7 N5 E9 FOP=[YR=1999] S2 E8 N3 W6 S1 W2 $ E2 N1 E6 S4 E3 S1 E10 N1 E4 N31 $.

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	979.00	SF	6.50	6.50	100	1999	1999	3	75	4,773	
3	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	1999	1999	3	75	117	
4	0861	POOL GUNIT	0	100	0	0	377.00	SF	85.00	85.00	100	2002	2002	3	27	8,652	
5	0845	KOOL DECK	0	100	0	0	622.00	SF	7.25	7.25	100	2002	2002	3	80	3,608	
6	1076	TRELLIS A	0	100	0	0	132.00	SF	7.50	7.50	100	2007	2007	3	44	436	
7	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2007	2007	3	69	1,590	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	69	414	
9	0475	VF 4 SBPL	0	100	0	0	12.00	LF	14.00	14.00	100	2007	2007	3	69	116	
10	0469	VF LATTIC	0	100	0	0	12.00	SF	5.50	5.50	100	2007	2007	3	69	46	

TOTAL OB/XF 22,587

LAND DESCRIPTION

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