LOT 25
SIMMONS COVE PB 6/140-141

JACKSON TYRONE & TANYA
1544 PERSIMMON CIR N
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

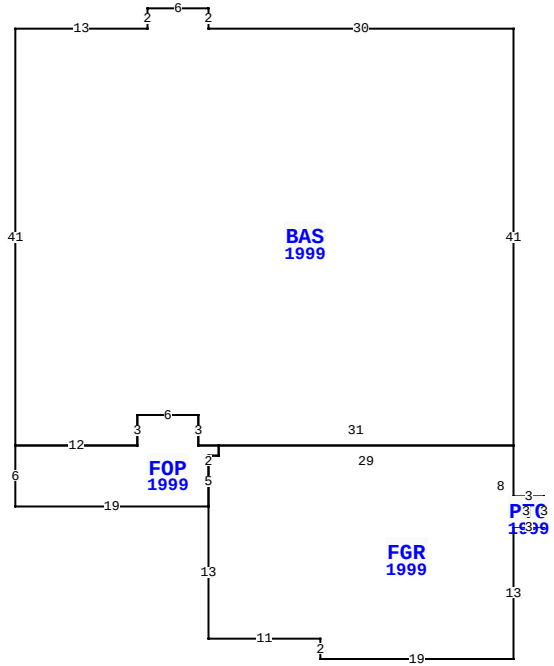
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,003	100	1999	2,003	264,243
FGR	607	55	1999	334	44,062
FOP	133	30	1999	40	5,277
PTO	9	5	1999	0	0
TOTALS	2,752			2,377	313,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,377	114.2190	150.77	358,380	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2023 Heated Area: 2003 HX Base Yr 2023



1544 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		313,582
TOTAL MARKET OB/XF VALUE		17,521
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		511,103
SOH/AGL Deduction		0
ASSESSED VALUE		511,103
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		455,381
TOTAL JUST VALUE		511,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0011956	SWIM POOL	16,000	08/29/2001
011317	OTHER	2,000	06/07/2001
B990706	NEW CONSTR	120,000	06/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1606	9/15/2022	WD	Q	I	01	675,000
GRANTOR: BOURQUIN JESSIE						
GRANTEE: JACKSON TYRONE & TA						
2340/0517	2/07/2020	TD	U	I	11	100
GRANTOR: PRICE CARROLL D JR LV						
GRANTEE: BOURQUIN JESSIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W30 N2 W6 S2 W13 S41 FOP=[YR=1999] S6 E19 FGR=[YR=1999] S13 E11 S2 E19 N13 PTO=[YR=1999] E3N3 W3 S3 $ N8 W29 S1 W1 S5 $ N5 E1 N1 W2 N3 W6 S3 W12 $ E12N3 E6 S3 E31 N41$.

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	0810	CONCRETE A	0	100	0	0	1,337.00	SF	6.50	6.50	100	1999	1999	3	75	6,518	
2	0810	CONCRETE A	0	100	0	0	71.00	SF	6.50	6.50	100	1999	1999	3	75	346	
3	0861	POOL GUNIT	0	100	0	0	284.00	SF	85.00	85.00	100	2001	2001	3	25	6,035	
4	0845	KOOL DECK	0	100	0	0	689.00	SF	7.25	7.25	100	2001	2001	3	79	3,946	
5	0851	PATIO STON	0	100	0	0	148.00	SF	0.75	0.75	100	2001	2001	3	79	88	
6	0754	FOP	0	100	14	14	196.00	SF	15.00	15.00	100	2003	2003	3	20	588	

LAND DESCRIPTION

TOTAL OB/XF 17,521

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