LOT 26
SIMMONS COVE PB 6/140-141

STACY DOUGLAS J & MICHELLE ANN
1519 PERSIMMON CIRCLE SOUTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

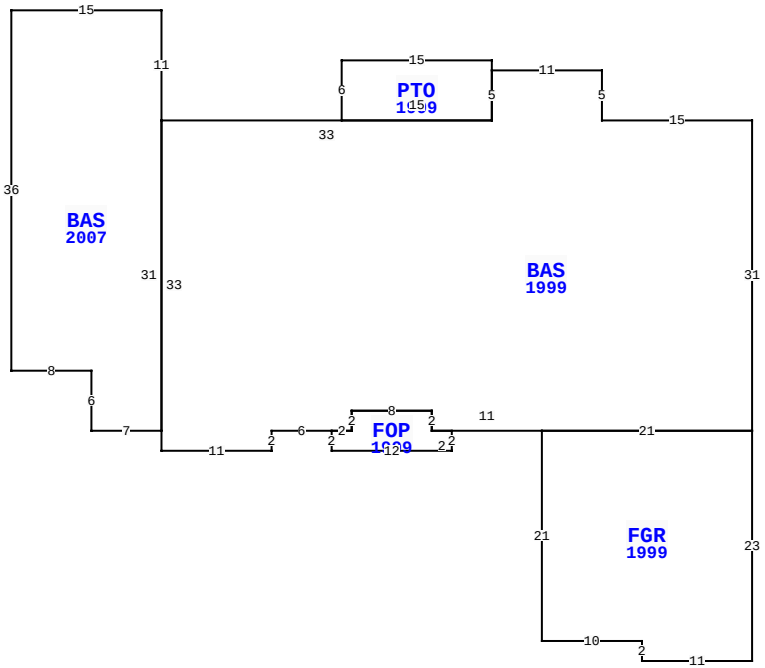
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1078.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1999	1,890	256,167
BAS	582	100	2007	582	78,883
FGR	463	55	1999	255	34,562
FOP	40	30	1999	12	1,627
PTO	90	5	1999	4	543
TOTALS	3,065			2,743	371,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,743	116.0208	153.15	420,090	1999	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2023 Heated Area: 2472 HX Base Yr 2023



1519 S 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		371,780
TOTAL MARKET OB/XF VALUE		9,197
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		560,977
SOH/AGL Deduction		67,161
ASSESSED VALUE		493,816
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		443,094
TOTAL JUST VALUE		560,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070456	H/AC	3,000	03/15/2007
20062599	REMODEL	3,600	11/27/2006
20062489	ADDITION	76,000	11/07/2006
B984666	NEW CONSTR	117,180	12/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/1272	3/09/2022	WD	Q	I	01	657,500
GRANTOR: WOLKE SUZANNE E &						
GRANTEE: STACY DOUGLAS JONAS						
2258/1418	3/01/2019	WD	Q	I	02	375,000
GRANTOR: 315 REAL ESTATE CAPIT						
GRANTEE: WOLKE SUZANNE E & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 N5 W11 PTO=[YR=1999] N1 W15 S6 E15 N5 $
S5 W33 BAS=[YR=2007] N11 W15 S36 E8 S6 E7 N31$ S33 E11 N2 E6
FOP=[YR=1999] S2 E12 N2 W2 N2 W8 S2 W2 $ E2 N2 E8 S2 E11
FGR=[YR=1999] S21 E10 S2 E11 N23 W21 $ E21 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	960.00	SF	6.50	6.50	100	1999	1999	3	75	4,680	
3	0810	CONCRETE A	0	100	0	0	336.00	SF	6.50	6.50	100	2000	2000	3	77	1,682	

LAND DESCRIPTION

TOTAL OB/XF 9,197

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