

LOT 27
IN OR 2124/14
SIMMONS COVE PB 6/140-141

WERTZ PHYLLIS
1527 PERSIMMONS CIRCLE SOUTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	1078.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100	1999	2,063	272,325
FGR	464	55	1999	255	33,661
FOP	36	30	1999	11	1,452
SFB	119	80	2008	95	12,541

TOTALS	2,682			2,424	319,978
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,042.00	SF	6.50
3	0855	CONC PAVER	0	100	43	3	129.00	SF	10.00
4	0855	CONC PAVER	0	100	61	3	183.00	SF	10.00
5	0479	VF PICKET	0	100	0	0	36.00	LF	10.00
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
7	0855	CONC PAVER	0	100	17	16	272.00	SF	10.00
8	1076	TRELLIS A	0	100	20	15	300.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,424	113.7045	150.09	363,818	1999	1999	0	0	0	12.05	87.95
1 SNGL FAM - 100% - 2018 Heated Area: 2158 HX Base Yr 2018												

1527 S PERSIMMON CIR, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835				
1,042.00	SF	6.50	6.50	100	1999	1999	3	75	5,080				
129.00	SF	10.00	10.00	100	2008	2008	3	88	1,135				
183.00	SF	10.00	10.00	100	2008	2008	3	88	1,610				
36.00	LF	10.00	10.00	100	2008	2008	3	72	259				
1.00	UT	300.00	300.00	100	2008	2008	3	72	216				
272.00	SF	10.00	10.00	100	2008	2008	3	88	2,394				
300.00	SF	7.50	7.50	100	2008	2008	3	48	1,080				

TOTAL OB/XF												
14,609												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00

Market:	0	Agricultural:	0	Common:	180,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					319,978				
TOTAL MARKET OB/XF VALUE					14,609				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					514,587				
SOH/AGL Deduction					174,717				
ASSESSED VALUE					339,870				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					289,148				
TOTAL JUST VALUE					514,587				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					499,707				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111688	H/AC	3,826	09/26/2011
20080277	XF0B	6,540	02/22/2008
B984699	NEW CONSTR	143,785	12/22/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2124/0014	6/01/2017	WD	Q	I	01	330,500	
GRANTOR: CARMEL JOAN M							
GRANTEE: WERTZ PHYLLIS							
1705/1654	10/18/2010	QC	U	I	11	100	
GRANTOR: CARMEL RICHARD A & JO							
GRANTEE: CARMEL JOAN M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W29 SFB=[YR=2008] W17 S7 E17 N7 \$ S7 W17 N12 W14 S47 E14 N2 E9 FOP=[YR=1999] S4 E9 N4 W9 \$ E17 FGR=[YR=1999] S6 E6 S2 E14 N24 W18 S2 W2 S14 \$ N14 E2 N2 E18 N24 \$.									