LOT 9
IN OR 2182/1684
SIMMONS COVE PB 6/140-141

USTUPSKI JOHN S & AMY D
1526 PERSIMMON CIR S
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-169S-0009-0000**

## BUILDING CHARACTERISTICS

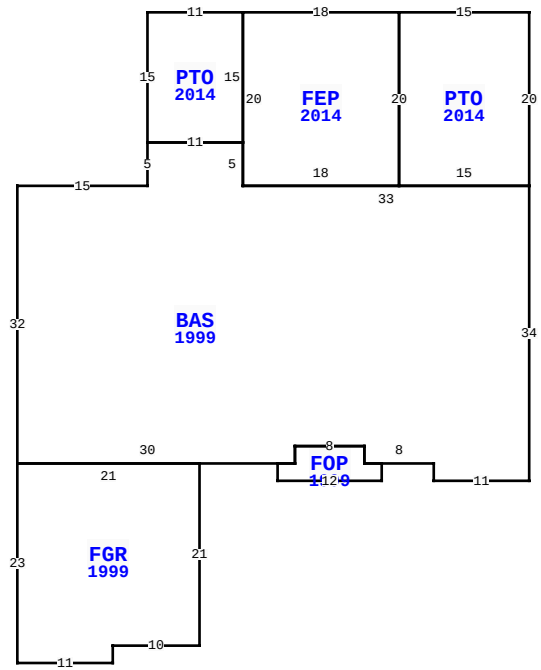
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,949 | 100 | 1999 | 1,949 | 267,640 |
| FEP | 360 | 80 | 2014 | 288 | 39,549 |
| FGR | 463 | 55 | 1999 | 255 | 35,017 |
| FOP | 40 | 30 | 1999 | 12 | 1,648 |
| PTO | 165 | 5 | 2014 | 8 | 1,099 |
| PTO | 300 | 5 | 2014 | 15 | 2,060 |
| TOTALS | 3,277 | | | 2,527 | 347,013 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,527 | 109.7712 | 152.58 | 385,570 | 1999 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM 100% - 2019 Heated Area: 1949 HX Base Yr 2019




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 04/21/2026 MLU |
| AG DATE | |

1526 S PERSIMMON CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 347,013 |
| TOTAL MARKET OB/XF VALUE | | 2,800 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 549,813 |
| SOH/AGL Deduction | | 190,029 |
| ASSESSED VALUE | | 359,784 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 308,373 |
| TOTAL JUST VALUE | | 549,813 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 518,838 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20132557 | SUNROOM | 61,023 | 11/07/2013 |
| B984667 | NEW CONSTR | 117,180 | 12/15/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2182/1684 | 3/09/2018 | WD | Q | I | 02 | 363,000 |
| GRANTOR: HARLE STUART A SR & B | | | | | | |
| GRANTEE: USTUPSKI JOHN S & A | | | | | | |
| 1847/1605 | 3/28/2013 | WD | Q | I | 02 | 249,000 |
| GRANTOR: ANDERSON CLEO A & JOH | | | | | | |
| GRANTEE: HARLE STUART A SR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2014] W15 FEP=[YR=2014] W18 PTO=[YR=2014] W11 S15 BAS=[YR=1999] S5 W15 S32 FGR=[YR=1999] S23 E11 N2 E10 N21 W21 $ E30 FOP=[YR=1999] S2 E12 N2 W2 N2 W8 S2 W2 $ E2 N2 E8 S2 E8 S2 E11 N34 W33 N5 W11 $ E11 N15$ S20 E18 N20$ S20 E15 N20$.

## 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 | 80 | 2,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,800

| 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 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS