LOT 10
SIMMONS COVE PB 6/140-141

HAMMOND JUANITA B
1534 PERSIMMON CIRCLE SOUTH
FERNANDINA BEACH, FL 32034-5282

**2026**

**00-00-31-169S-0010-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

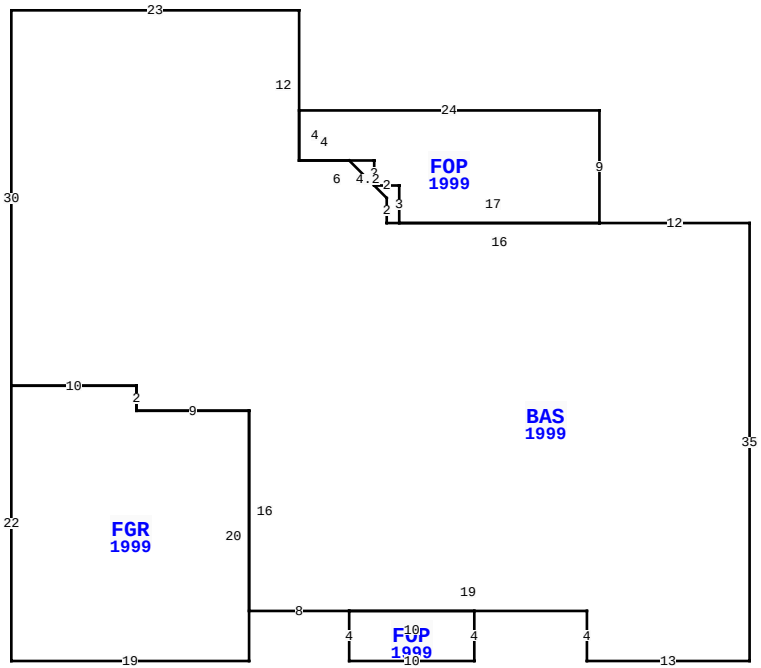
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 | 1,984 | 100 | 1999 | 1,984 | 266,627 |
| FGR | 400 | 55 | 1999 | 220 | 29,565 |
| FOP | 40 | 30 | 1999 | 12 | 1,613 |
| FOP | 186 | 30 | 1999 | 56 | 7,526 |
| TOTALS | 2,610 | | | 2,272 | 305,332 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,272 | 111.1320 | 154.47 | 350,956 | 1999 | 1999 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SNGL FAM 0% - 2026 Heated Area: 1984 HX Base Yr




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

1534 S PERSIMMON CIR, FERNANDINA BEACH

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 305,332 |
| TOTAL MARKET OB/XF VALUE | 2,800 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 508,132 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 508,132 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 508,132 |
| TOTAL JUST VALUE | 508,132 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 477,873 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B984665 | NEW CONSTR | 122,591 | 12/15/1998 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2472/0258 | 6/19/2021 | LE | U | I | 11 | 100 |
| GRANTOR: SPENCE ELLEN | | | | | | |
| GRANTEE: HAMMOND JUANITA B | | | | | | |
| 1372/0161 | 12/06/2005 | WD | Q | I | | 360,000 |
| GRANTOR: VONK DANIEL R & SUSAN | | | | | | |
| GRANTEE: SPENCE ELLEN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1999] W12 FOP=[YR=1999] N9 W24 S4 E4 D3 R3 S2 E17 $ W16 N3 W2N2 W6 N12W23 S30 FGR=[YR=1999] S22 E19 N20 W9 N2 W10 $ E10 S2 E9 S16 E8 FOP=[YR=1999] S4 E10 N4 W10 $ E19 S4 E13 N35 $ .

### 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 | 0 | 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 | 0 | 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