

LOT 12
IN OR 1862/151
SIMMONS COVE PB 6/140-141

BEHAN PAUL R & JOY P
1548 PERSIMMON CIRCLE SOUTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-169S-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
NEIGHBORHOOD/LOC	1078.00		

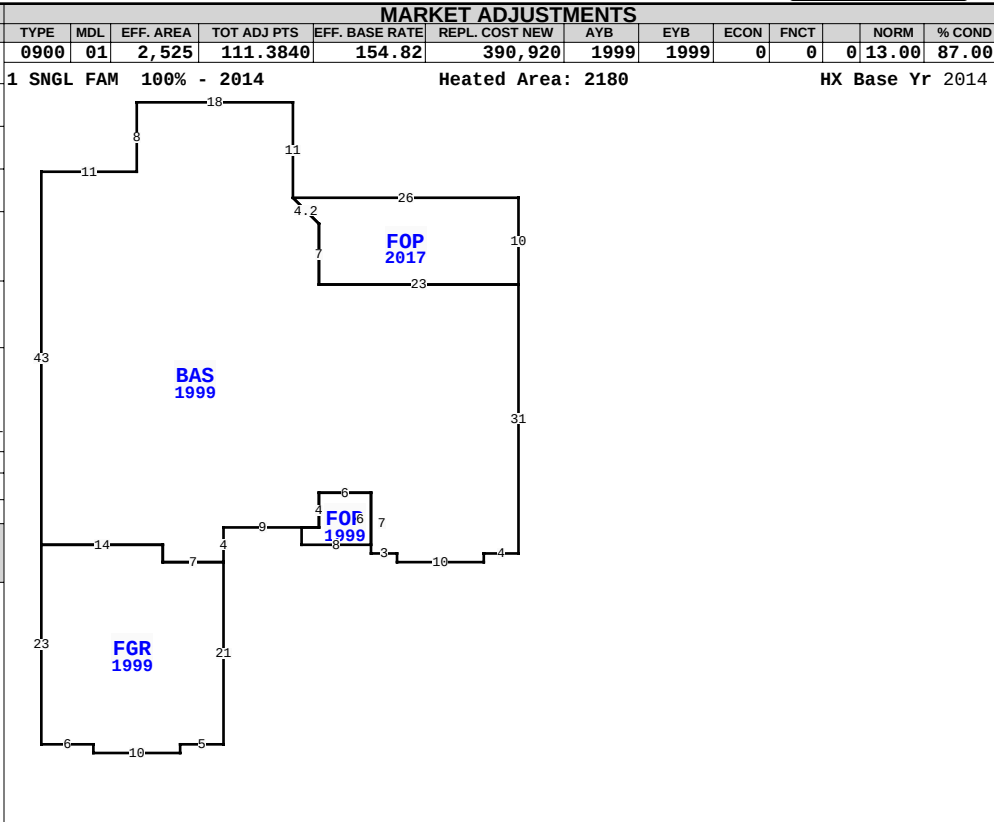
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	1999	2,180	293,632
FGR	479	55	1999	263	35,425
FOP	40	30	1999	12	1,616
FOP	235	30	2017	70	9,428

TOTALS	2,934			2,525	340,100
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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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0911	SCRN RM A	0	100	0	0	988.00	SF	18.00

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	0003	R-1	0.00	0.00	1.00

REVIEW DATE	04/03/2024	BY	KBA
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1548 S PERSIMMON CIR, FERNANDINA BEACH					BLD DATE					LGL DATE		04/21/2026		MLU	
					XF 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	80	2,800						
1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500						
988.00	SF	18.00	18.00	100	2017	2017	3	70	12,449						

TOTAL OB/XF										62,749		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
03	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	2

Market:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									2
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					340,100				
TOTAL MARKET OB/XF VALUE					62,749				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					602,849				
SOH/AGL Deduction					246,086				
ASSESSED VALUE					356,763				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					305,352				
TOTAL JUST VALUE					602,849				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					566,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173716	SCRNROOM	8,352	11/29/2017
20171885	SWIM POOL	45,000	06/20/2017
B984750	NEW CONSTR	155,200	01/05/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1862/0151	6/14/2013	WD	Q	I	01	280,000
GRANTOR: AVERA DEBORAH S						
GRANTEE: BEHAN PAUL R & JOY						
1229/0799	5/11/2004	QC	Q	I	01	100
GRANTOR: AVERA BRUCE D						
GRANTEE: AVERA DEBORAH S						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2017] W26 BAS=[YR=1999] N11 W18 S8 W11 S43 FGR=[YR=1999] S23 E6S1 E10 N1 E5 N21 W7 N2 W14 \$ E14 S2 E7 N4 E9 FOP=[YR=1999] S2 E8N6 W6 S4 W2 \$ E2 N4 E6 S7 E3 S1 E10 N1 E4 N31 W23 N7 U3 L3 \$ D3 R3 S7 E23 N10\$.									