LOT 23
IN OR 2233/988
SIMMONS COVE PB 6/140-141

GOMEZ JORGE E/ROBLEDO LUZ M
1520 N PERSIMMON CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-169S-0023-0000

BUILDING CHARACTERISTICS

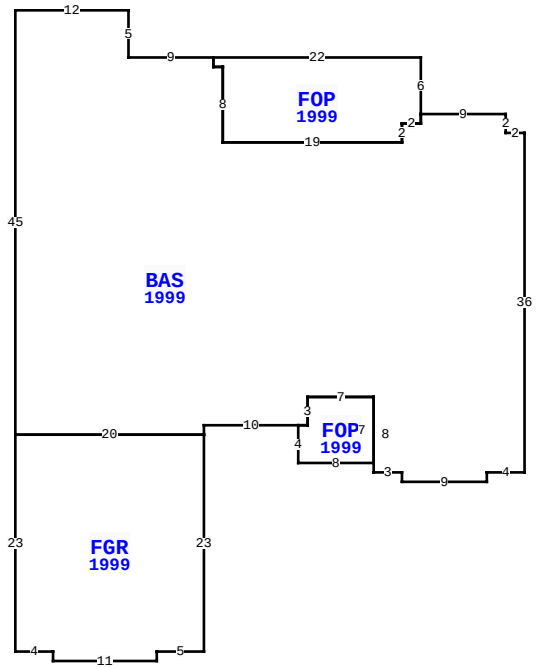
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,998	100	1999	1,998	277,218
FGR	471	55	1999	259	35,935
FOP	53	30	1999	16	2,220
FOP	186	30	1999	56	7,770
TOTALS	2,708			2,329	323,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,329	114.7335	159.48	371,429	1999	1999	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2026 Heated Area: 1998 HX Base Yr 2026



1520 N PERSIMMON CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,143
TOTAL MARKET OB/XF VALUE		45,300
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		568,443
SOH/AGL Deduction		0
ASSESSED VALUE		568,443
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		517,032
TOTAL JUST VALUE		568,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122079	H/AC	5,185	10/09/2012
011548	SWIM POOL	17,000	07/10/2001
B990216	NEW CONSTR	136,000	04/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/0988	10/27/2018	WD	Q	I	01	410,000
GRANTOR: BRECK GREGORY D & VIC						
GRANTEE: GOMEZ JORGE E & LUZ						
0931/0561	5/05/2000	WD	Q	I		167,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: BRECK GREGORY D & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 N2 W9 FOP=[YR=1999] N6 W22 S1 E1 S8 E19 N2 E2 N1 $ S1 W2 S2 W19 N8 W1 N1 W9 N5 W12 S45 FGR=[YR=1999] S23 E4 S1 E11 N1 E5 N23 W20 $ E20 N1 E10 FOP=[YR=1999] S4 E8 N7 W7 S3 W1 $ E1 N3 E7 S8 E3 S1 E9 N1 E4 N36 $.

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	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,300

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	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