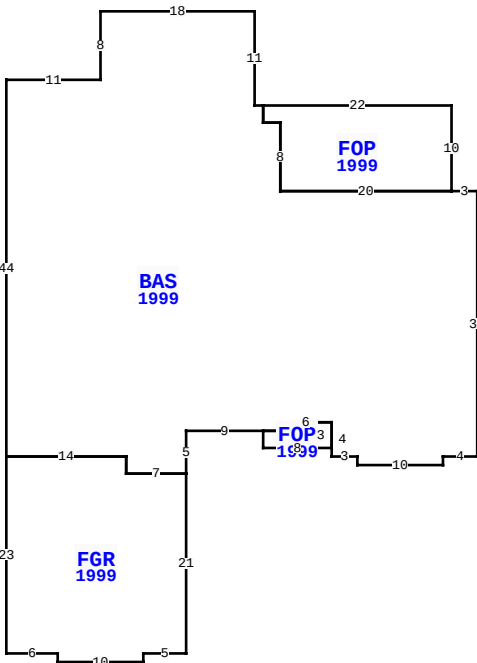


KEITH JANET H
1532 NORTH PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	%	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 90							0900	01	2,550	119.2464	165.75	422,662	1999	2003	0	0	0	10.55	89.45	VALUATION BY					STANDARD											
Exterior Wall		21	STONE 10							1 SNGL FAM 100% - 2022										Heated Area: 2219										HX Base Yr 2022									
Roof Structur		03	GABLE/HIP 100																																				
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		11	CLAY TILE 80																																				
Interior Floo		14	CARPET 20																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms		4	100																																				
Bathrooms		2	100																																				
Frame Stories		02	WOOD FRAME 100																																				
Units		1.	1. 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	2,219	100	1999	2,219	328,996																																		
FGR	479	55	1999	263	38,993																																		
FOP	22	30	1999	7	1,038																																		
FOP	204	30	1999	61	9,044																																		
TOTALS		2,924			2,550	378,071																																	
EXTRA FEATURES										1532 N PERSIMMON CIR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE																			
L N	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	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800																								
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500																								
6	1076	TRELLIS A	0	100	0	132.00	SF	7.50	7.50	100	2007	2007	3	85	842																								
LAND DESCRIPTION										TOTAL OB/XF 46,142																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																																							