

LOT 13
IN OR 894/1978
SIMMONS COVE PB 6/140-141

MUIR ROBERT C III & SHEILA V
3052 PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-31-169S-0013-0000



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 Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	1078.00
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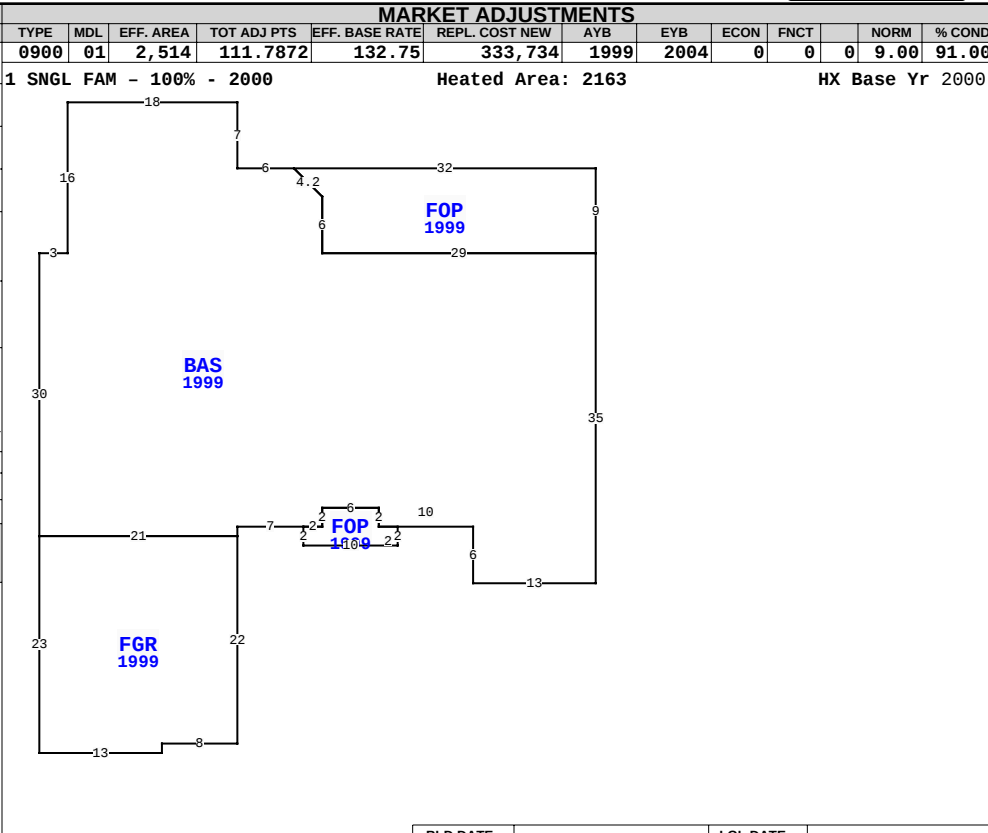
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,163	100	2,163	261,296
FGR	475	55	261	31,530
FOP	32	30	10	1,208
FOP	266	30	80	9,664

TOTALS	2,936		2,514	303,698
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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
2	0810	CONCRETE A	0	100	0	0	1,199.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	483.00	SF	7.25
5	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50
6	1242	WD DECK A	0	100	0	0	504.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	KBA
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TOTAL OB/XF									
21,848									

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21,848									

REVIEW DATE	01/14/2021	BY	KBA
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Total Acres:	0.00
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Total Land Value:	180,000
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Market:	0
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Agricultural:	0
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Common:	180,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	303,698		
TOTAL MARKET OB/XF VALUE	21,848		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	505,546		
SOH/AGL Deduction	243,369		
ASSESSED VALUE	262,177		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	212,177		
TOTAL JUST VALUE	505,546		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	490,787		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130480	H/AC	3,000	03/08/2013
B991365	SWIM POOL	16,685	10/11/1999
B984664	NEW CONSTR	130,583	12/15/1998

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0894/1978	8/11/1999	WD Q	I
GRANTOR: ATLANTIC BUILDERS INC			
GRANTEE: MUIR ROBERT C III &			
0861/0101	12/31/1998	WD U	V 09
GRANTOR: R E D LIMITED PARTNER			
GRANTEE: ATLANTIC BUILDERS I			

BUILDING NOTES			
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BUILDING DIMENSIONS			
FOP=[YR=1999]	W32	BAS=[YR=1999]	W6 N7 W18 S16 W3 S30
FGR=[YR=1999]	S23	E13 N1 E8 N22 W21	\$ E21 N1 E7
FOP=[YR=1999]	S2	E10 N2 W2 N2 W6 S2 W2	\$ E2 N2 E6 S2 E10 S6
E13 N35 W29 N6	U3 L3	\$ D3 R3	S6 E29 N9 \$.

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