

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

2024

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



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1078.00 |
|------------------|---------|

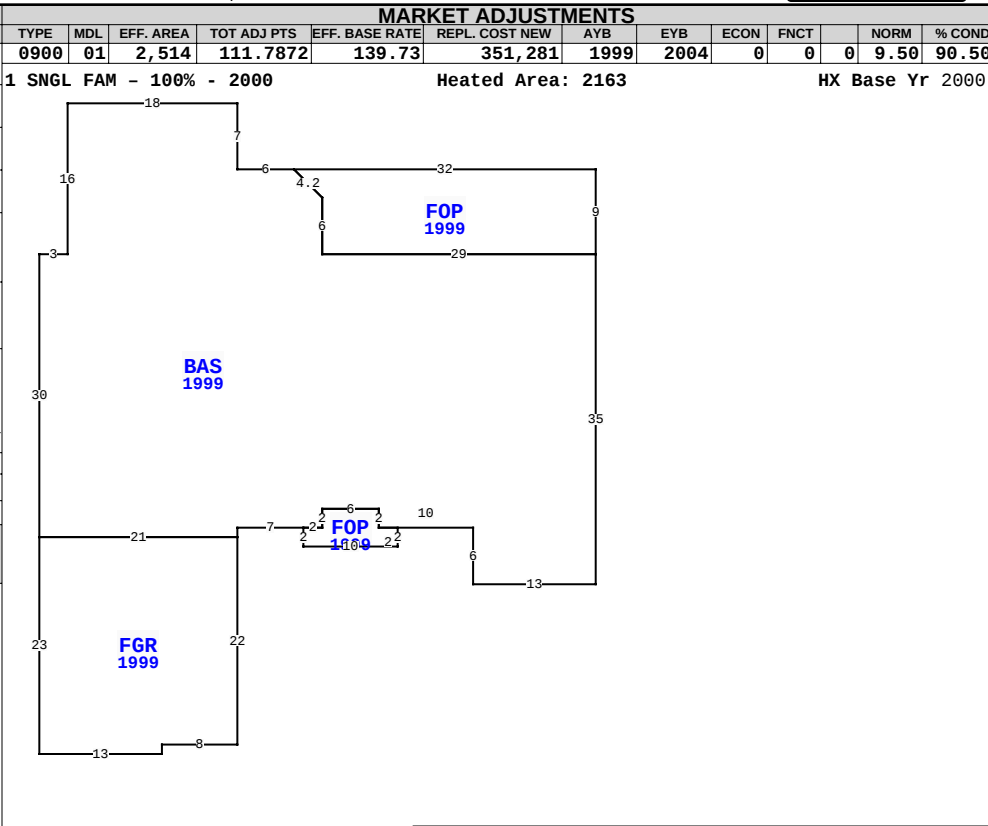
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,163            | 100         | 2,163        | 273,524              |
| FGR       | 475              | 55          | 261          | 33,005               |
| FOP       | 32               | 30          | 10           | 1,264                |
| FOP       | 266              | 30          | 80           | 10,116               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,936 | 2,514 | 317,909 |
|--------|-------|-------|---------|

| 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 | R-1      | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/14/2021 | BY | KBA |
|-------------|------------|----|-----|



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| TOTAL OB/XF |            |             |     |     |   |   |          |    |          |
|-------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| 20,821      |            |             |     |     |   |   |          |    |          |
| 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    |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| 20,821      |          |     |                      |     |      |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/14/2021 | BY | KBA |
|-------------|------------|----|-----|

| NASSAU COUNTY PROPERTY    |              |  |  |
|---------------------------|--------------|--|--|
| PAGE 1 of 1               |              |  |  |
| VALUATION SUMMARY         |              |  |  |
| VALUATION BY              | STANDARD     |  |  |
| Tax Group: 2              | Tax Dist:    |  |  |
| BUILDING MARKET VALUE     | 317,909      |  |  |
| TOTAL MARKET OB/XF VALUE  | 20,821       |  |  |
| TOTAL LAND VALUE - MARKET | 180,000      |  |  |
| TOTAL MARKET VALUE        | 518,730      |  |  |
| SOH/AGL Deduction         | 248,688      |  |  |
| ASSESSED VALUE            | 270,042      |  |  |
| TOTAL EXEMPTION VALUE     | HX HB 50,000 |  |  |
| BASE TAXABLE VALUE        | 220,042      |  |  |
| TOTAL JUST VALUE          | 518,730      |  |  |
| NCON VALUE                | 0            |  |  |
| INCOME VALUE              |              |  |  |
| PREVIOUS YEAR MKT VALUE   | 505,546      |  |  |

| 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 / I / 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 |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| 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 \$ .       |