LOT 15
SIMMONS COVE PB 6/140-141

GRUBER BRUCE C/OSBORNE-GRUBER KATHLEEN M
3039 E PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-31-169S-0015-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 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

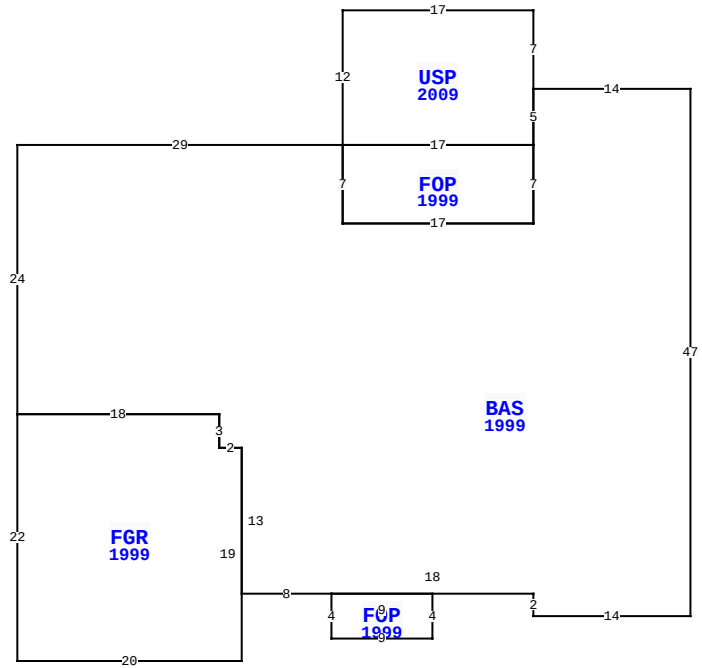
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1078.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,065	100	2,065	257,206
FGR	434	55	239	29,769
FOP	36	30	11	1,370
FOP	119	30	36	4,484
USP	204	30	61	7,597
TOTALS	2,858		2,412	300,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,412	110.1030	137.63	331,964	1999	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2020 Heated Area: 2065 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

3039 E PERSIMMON CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,427
TOTAL MARKET OB/XF VALUE		10,447
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		490,874
SOH/AGL Deduction		164,177
ASSESSED VALUE		326,697
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,697
TOTAL JUST VALUE		490,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121630	HVQAC	3,000	08/10/2012
B990237	NEW CONSTR	148,196	04/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2325/0392	12/13/2019	WD	Q	I	01	389,000
GRANTOR: DAVITO STEVEN P & KRI						
GRANTEE: GRUBER BRUCE C & KA						
0931/0631	5/05/2000	WD	Q	I		171,900
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: DAVITO STEVEN P & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14USP=[YR=2009] N7 W17 S12 E17 N5 $ S5
FOP=[YR=1999] W17 S7 E17 N7 $ S7 W17 N7 W29 S24
FGR=[YR=1999] S22 E20 N19 W2 N3 W18 $ E18 S3 E2 S13 E8
FOP=[YR=1999] S4 E9 N4 W9 $ E18 S2 E14 N47 $.

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	83	2,905	
2	0810	CONCRETE A	0	100	0	0	866.00	SF	6.50	6.50	100	1999	1999	3	77	4,334	
3	0855	CONC PAVER	0	100	21	3	63.00	SF	10.00	10.00	100	1999	1999	3	77	485	
4	0855	CONC PAVER	0	100	0	0	399.00	SF	7.00	7.00	100	2003	2003	3	83	2,318	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	2003	2003	3	21	405	

LAND DESCRIPTION

TOTAL OB/XF 10,447

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	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS