LOT 3
SIMMONS COVE PB 6/140-141

SARBOU PATRICIA
101 HALLE CT
GARNER, NC 27529

2025

00-00-31-169S-0003-0000

BUILDING CHARACTERISTICS

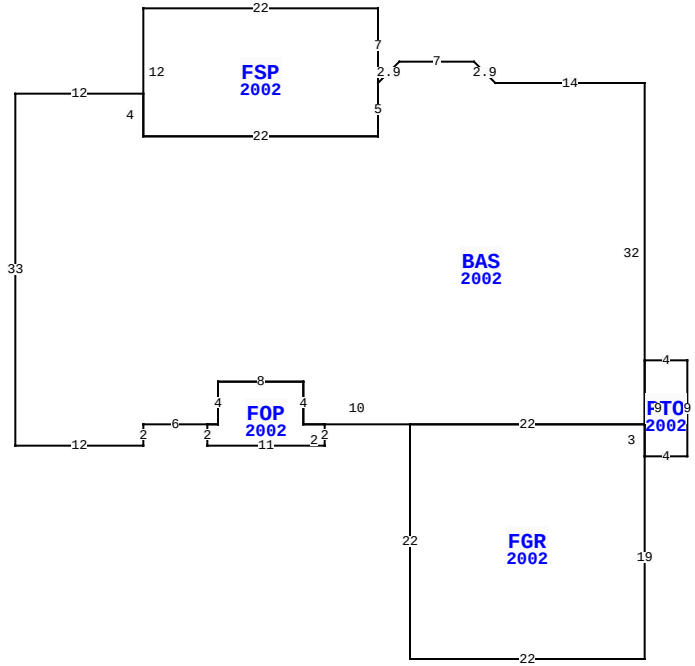
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,776	100	2002	1,776	236,811
FGR	484	55	2002	266	35,468
FOP	54	30	2002	16	2,133
FSP	264	40	2002	106	14,134
PTO	36	5	2002	2	267
TOTALS	2,614			2,166	288,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,166	113.4987	149.82	324,510	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 2023 Heated Area: 1776 HX Base Yr



3036 W PERSIMMON CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,814
TOTAL MARKET OB/XF VALUE	6,451
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	475,265
SOH/AGL Deduction	0
ASSESSED VALUE	475,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	475,265
TOTAL JUST VALUE	475,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020155	ADDITION	2,000	02/08/2002
B0012039	NEW CONSTR	71,000	09/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0792	3/10/2022	FJ	U	I	11	100
GRANTOR: MCCARTY RICHARD C EST						
GRANTEE: SARBOU PATRICIA						
1035/1301	2/06/2002	WD	Q	I		195,500
GRANTOR: SEAWARD HOMES INC						
GRANTEE: MCCARTHY RICHARD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 U2 L2 W7 D2 L2 FSP=[YR=2002] N7 W22 S12 E22 N5$ S5 W22 N4 W12 S33 E12 N2 E6 FOP=[YR=2002] S2 E11 N2 W2 N4 W8 S4 W1$ E1 N4 E8 S4 E10 FGR=[YR=2002] S22 E22 N19 PTO=[YR=2002] E4 N9 W4 S9$ N3 W22$ E22 N32$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	0	0	0	693.00	SF	5.20	5.20	100	2002	2002	3	80	2,883	
3	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	100	2002	2002	3	80	593	

LAND DESCRIPTION

TOTAL OB/XF 6,451

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	0		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 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS