

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

2025

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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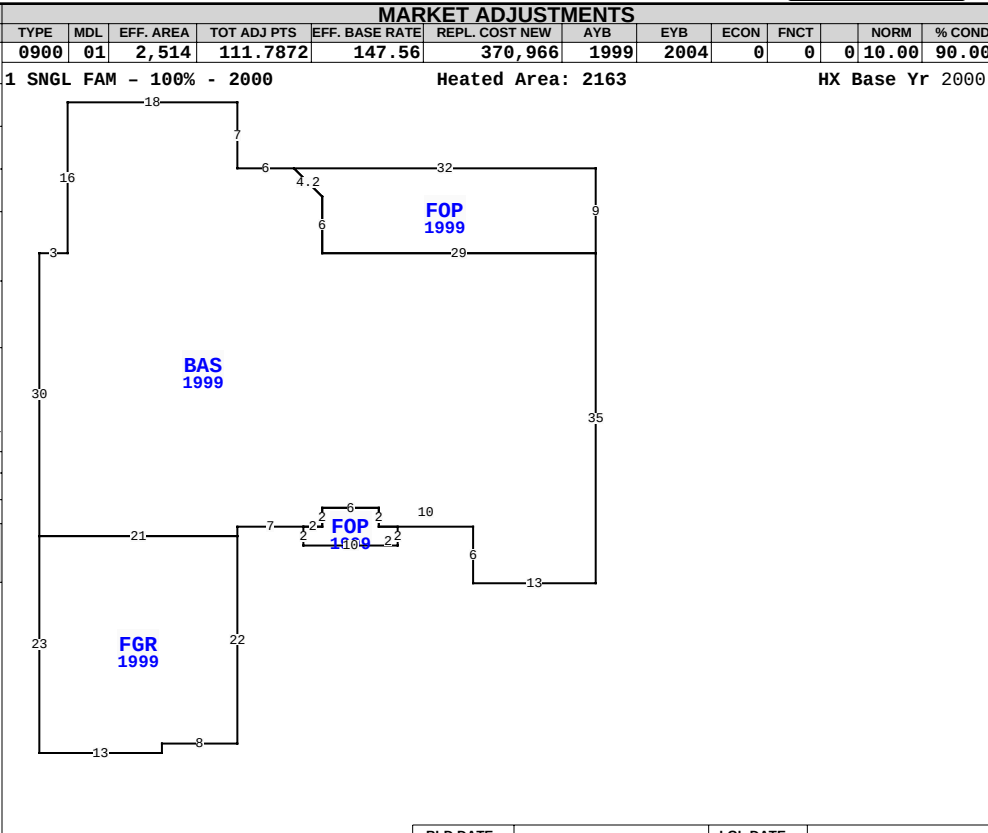
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,163	100	1999	2,163	287,255
FGR	475	55	1999	261	34,662
FOP	32	30	1999	10	1,328
FOP	266	30	1999	80	10,625

TOTALS	2,936			2,514	333,869
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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	RES	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	KBA
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TOTAL OB/XF									
19,768									

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19,768									

Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		333,869	
TOTAL MARKET OB/XF VALUE		19,768	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		533,637	
SOH/AGL Deduction		255,764	
ASSESSED VALUE		277,873	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		227,151	
TOTAL JUST VALUE		533,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,730	

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 U	V I	RSN CD	SALE PRICE	
0894/1978	8/11/1999	WD	Q	I		188,400	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: MUIR ROBERT C III &							
0861/0101	12/31/1998	WD	U	V	09	249,800	
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
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