

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

2026

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 |
|---------|--|----------|----|

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

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,163            | 100         | 1999 | 2,163        | 300,798              |
| FGR       | 475              | 55          | 1999 | 261          | 36,296               |
| FOP       | 32               | 30          | 1999 | 10           | 1,391                |
| FOP       | 266              | 30          | 1999 | 80           | 11,125               |

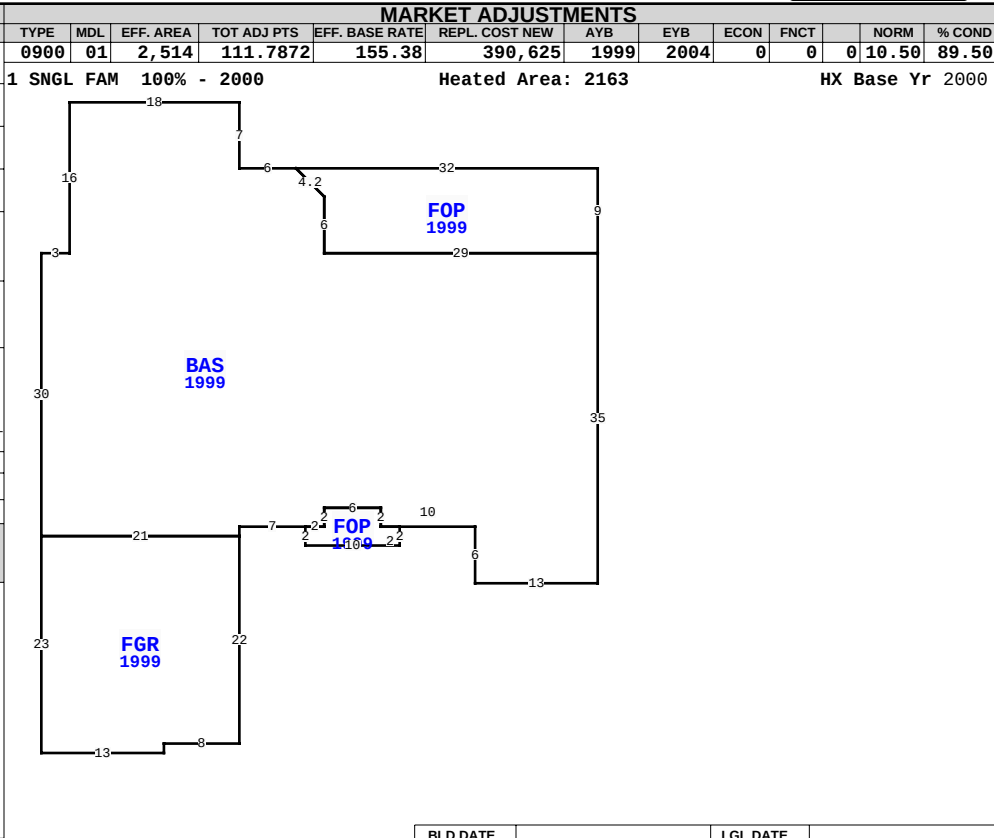
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,936 |  |  | 2,514 | 349,609 |
|--------|-------|--|--|-------|---------|

#### EXTRA FEATURES

| L N | 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  | 80     | 2,800           |       |
| 3   | 0860       | POOL/SPA    | 0   | 100 | 0 | 0 | 1.00   | UT | 50,000.00 | 50,000.00      | 100       | 2000    | 2000        | 04 | 85     | 42,500          |       |
| 6   | 1242       | WD DECK A   | 0   | 100 | 0 | 0 | 504.00 | SF | 10.00     | 10.00          | 100       | 2006    | 2006        | 3  | 22     | 1,109           |       |

#### LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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                  | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 200,000.00 | 200,000.00     | 200,000    |                             |      |         |      |     |    |        |



|                                        |          |           |            |     |
|----------------------------------------|----------|-----------|------------|-----|
| 3052 E PERSIMMON CIR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 04/21/2026 | MLU |
|                                        | XF DATE  | LAND DATE |            |     |
|                                        | INC DATE | AG DATE   |            |     |

#### NASSAU COUNTY PROPERTY

| VALUATION BY              | STANDARD  |         |
|---------------------------|-----------|---------|
| Tax Group: 2              | Tax Dist: |         |
| BUILDING MARKET VALUE     |           | 349,609 |
| TOTAL MARKET OB/XF VALUE  |           | 46,409  |
| TOTAL LAND VALUE - MARKET |           | 200,000 |
| TOTAL MARKET VALUE        |           | 596,018 |
| SOH/AGL Deduction         |           | 310,642 |
| ASSESSED VALUE            |           | 285,376 |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411  |
| BASE TAXABLE VALUE        |           | 233,965 |
| TOTAL JUST VALUE          |           | 596,018 |
| NCON VALUE                |           | 0       |
| INCOME VALUE              |           |         |
| PREVIOUS YEAR MKT VALUE   |           | 533,637 |

|            |             |         |            |
|------------|-------------|---------|------------|
| 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   |            |           |                    |

|                                |            |
|--------------------------------|------------|
| SALE PRICE                     | 188,400    |
| GRANTOR: ATLANTIC BUILDERS INC |            |
| GRANTEE: MUIR ROBERT C III &   |            |
| 0861/0101                      | 12/31/1998 |
| 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 \$ .