LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

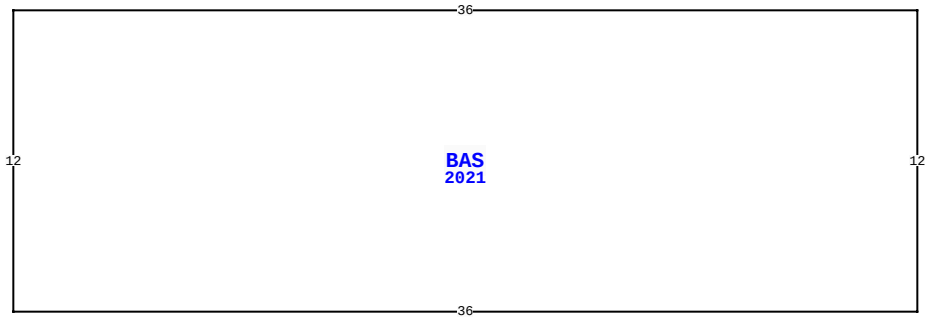
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	432	8,424
TOTALS	432		432	8,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	432	100.0000	65.00	28,080	1984	1984	0	0	0	70.00	30.00

22 MH 93NO RP – 0% - 0 Heated Area: 432 HX Base Yr



94131 ROMANE CIR, FERNANDINA BEACH

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
TOTAL MARKET OB/XF VALUE	117,171
TOTAL LAND VALUE - MARKET	1,380,225
TOTAL MARKET VALUE	2,827,885
SOH/AGL Deduction	64,208
ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20216768	MH MOVE-ON	0	07/01/2021
20216760	CO ISSUED	0	05/01/2021
20007424	DEMO-94198 #29	5,000	09/04/2020
20006753	MH MOVE ON LOT 23	0	08/27/2020
20006756	MH MOVE ON LOT 22	0	08/27/2020
20006757	MH MOVE ON LOT 20	0	08/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W36 S12 E36 N12$.

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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3	20	772	
4	0751	UOP	0	0	7	15	105.00	SF	10.00	10.00	100	1985	1985	3	20	210	
5	0940	SHEDS/PORT	0	0	16	16	256.00	SF	30.00	30.00	100	1970	1970	3	20	1,536	
6	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1970	1970	3	20	600	
7	0350	CARPORT WD	0	0	18	12	216.00	SF	13.00	13.00	100	1970	1970	3	20	562	
9	0681	POLE SHED	0	0	10	7	70.00	SF	15.00	15.00	100	1990	1990	3	20	210	
10	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1970	1970	3	20	960	
11	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	100	1980	1980	3	35	364	
14	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	
17	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	1980	1980	3	35	455	

TOTAL OB/XF 5,960

LAND DESCRIPTION

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	002800	C	PARKNG LOT	0	0006	RS-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	275,000.00	275,000.00	1,380,225							

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

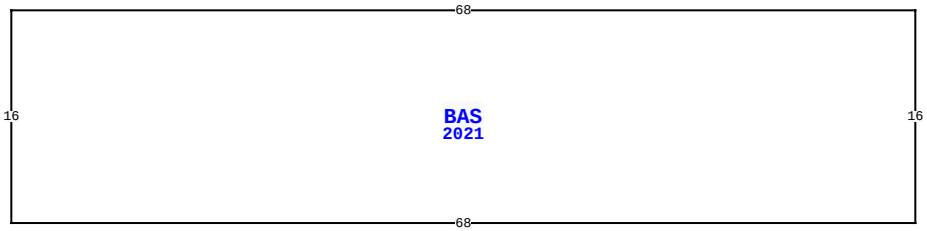
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	94,906
TOTALS	1,088		1,088	94,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,088	127.1600	89.01	96,843	2020	2020	0	0	0	2.00	98.00

23 M/H 94+ - 0% - 0 Heated Area: 1088 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
TOTAL MARKET OB/XF VALUE	117,171
TOTAL LAND VALUE - MARKET	1,380,225
TOTAL MARKET VALUE	2,827,885
SOH/AGL Deduction	64,208
ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006758	MH MOVE ON LOT 0	0	08/27/2020
20006760	MH MOVE ON LOT 17	0	08/27/2020
20006762	MH MOVE ON LOT 16	0	08/27/2020
20006763	MH MOVE ON LOT 15	0	08/27/2020
20006764	MH MOVE ON LOT 13	0	08/27/2020
20006766	MH MOVE ON LOT 6	0	08/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

94131 ROMANE CIR, FERNANDINA BEACH

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
20	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	
21	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	
22	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	
23	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	
24	0810	CONCRETE A	0	0	22	11	242.00	SF	6.50	6.50	100	1980	1980	3	35	551	
26	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	
27	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	
28	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	
31	0810	CONCRETE A	0	0	20	10	200.00	SF	3.90	3.90	100	1980	1980	3	35	273	
32	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	1980	1980	3	35	291	

TOTAL OB/XF 3,152

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S16 E68 N16$.

LAND DESCRIPTION

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

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

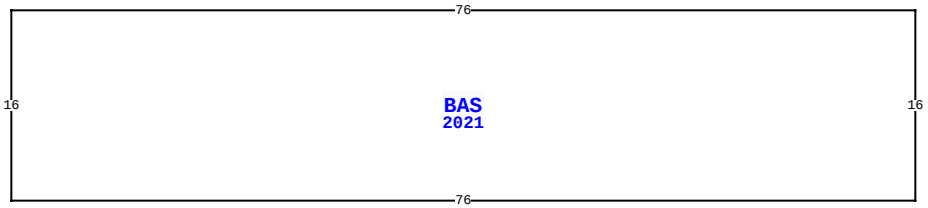
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	106,071
TOTALS	1,216		1,216	106,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	127.1600	89.01	108,236	2020	2020	0	0	0	2.00	98.00

24 M/H 94+ - 0% - 0 Heated Area: 1216 HX Base Yr



94131 ROMANE CIR, FERNANDINA BEACH

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
TOTAL MARKET OB/XF VALUE	117,171
TOTAL LAND VALUE - MARKET	1,380,225
TOTAL MARKET VALUE	2,827,885
SOH/AGL Deduction	64,208
ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006768	MH MOVE ON LOT 4	0	08/27/2020
20006641	MH MOVE-ON	0	07/29/2020
20005529	MH MOVE ON LOT 37	0	07/29/2020
20005530	MH MOVE ON LOT 25	0	07/29/2020
20005531	MH MOVE ON LOT 2	0	07/29/2020
20005532	MH MOVE ON LOT 26	0	07/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S16 E76 N16$.

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
33	0810	CONCRETE A	0	0	23	8	184.00	SF	6.50	6.50	100	1980	1980	3	35	419	
35	0810	CONCRETE A	0	0	0	0	244.00	SF	6.50	6.50	100	1980	1980	3	35	555	
36	0810	CONCRETE A	0	0	22	8	176.00	SF	6.50	6.50	100	1980	1980	3	35	400	
37	0810	CONCRETE A	0	0	31	9	279.00	SF	6.50	6.50	100	1980	1980	3	35	635	
38	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1985	1985	3	20	216	
39	2810	MH SPACE	0	0	0	0	30.00	SF	2,400.00	2,400.00	100	1985	1985	3	100	72,000	
40	0476	VF 6 SBPL	0	0	0	0	540.00	LF	32.00	32.00	100	2020	2020	3	98	16,934	
41	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
42	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
43	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	

TOTAL OB/XF 95,059

LAND DESCRIPTION

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

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

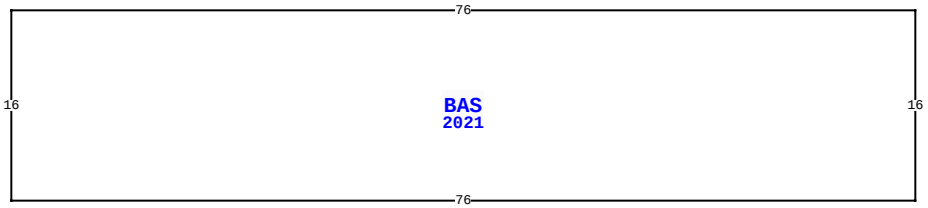
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	106,071
TOTALS	1,216		1,216	106,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	127.1600	89.01	108,236	2020	2020	0	0	0	2.00	98.00

25 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



94131 ROMANE CIR, FERNANDINA BEACH

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
TOTAL MARKET OB/XF VALUE	117,171
TOTAL LAND VALUE - MARKET	1,380,225
TOTAL MARKET VALUE	2,827,885
SOH/AGL Deduction	64,208
ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005533	MH MOVE ON LOT 28	0	07/29/2020
E963175	CHNGE SRVC	0	10/01/1996
MHA96038	MH MOVE-ON	0	10/01/1996
E963057	CHNGE SRVC	0	09/01/1996
E952105	CHNGE SRVC	0	09/01/1995
MHU95969	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S16 E76 N16$.

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
44	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
45	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
46	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
47	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
48	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
49	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
50	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
51	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
52	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	
53	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	

TOTAL OB/XF 13,000

LAND DESCRIPTION

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

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

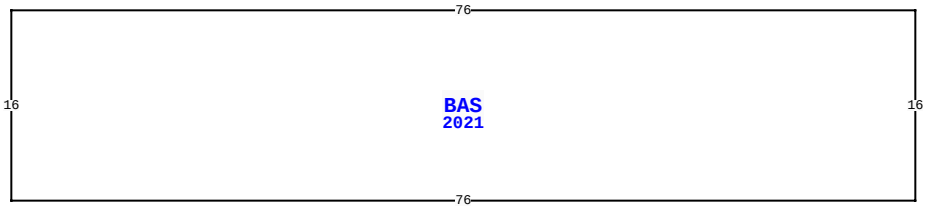
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	115,713
TOTALS	1,216		1,216	115,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	138.7200	97.10	118,074	2020	2020	0	0	0	2.00	98.00

26 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



94131 ROMANE CIR, FERNANDINA BEACH

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
TOTAL MARKET OB/XF VALUE	117,171
TOTAL LAND VALUE - MARKET	1,380,225
TOTAL MARKET VALUE	2,827,885
SOH/AGL Deduction	64,208
ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941131	CHNGE SRVC	150	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

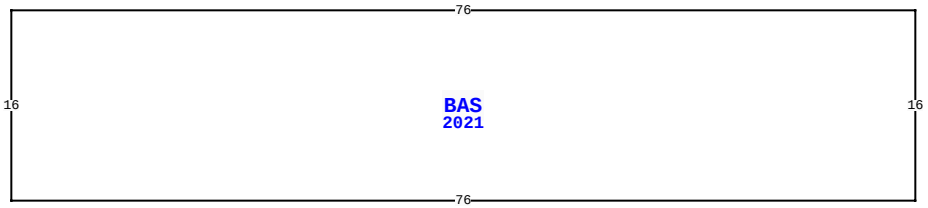
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	106,071
TOTALS	1,216		1,216	106,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	127.1600	89.01	108,236	2020	2020	0	0	0	2.00	98.00

27 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



BLD DATE	01/07/2021	KK	LGL DATE		
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021	KK
INC DATE			AG DATE		

94131 ROMANE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 6 of 14 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
TOTAL MARKET OB/XF VALUE	117,171
TOTAL LAND VALUE - MARKET	1,380,225
TOTAL MARKET VALUE	2,827,885
SOH/AGL Deduction	64,208
ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

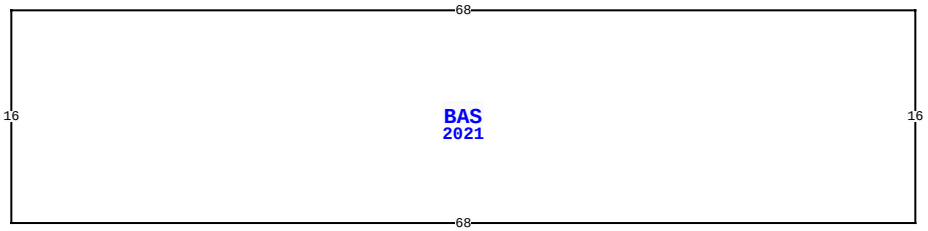
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	94,906
TOTALS	1,088		1,088	94,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,088	127.1600	89.01	96,843	2020	2020	0	0	0	2.00	98.00

28 M/H 94+ – 0% - 0 Heated Area: 1088 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
TOTAL MARKET OB/XF VALUE	117,171
TOTAL LAND VALUE - MARKET	1,380,225
TOTAL MARKET VALUE	2,827,885
SOH/AGL Deduction	64,208
ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

94131 ROMANE CIR, FERNANDINA BEACH

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S16 E68 N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

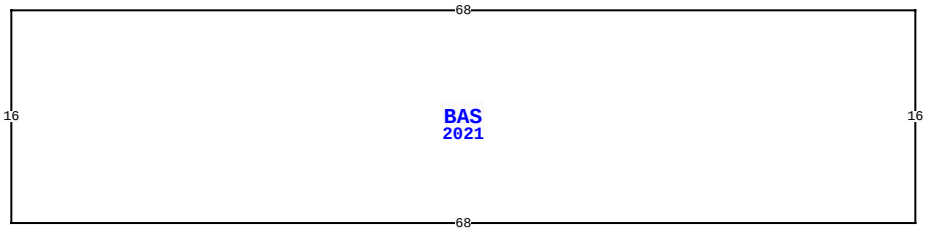
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	94,906
TOTALS	1,088		1,088	94,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,088	127.1600	89.01	96,843	2020	2020	0	0	0	2.00	98.00

29 M/H 94+ – 0% - 0 Heated Area: 1088 HX Base Yr



94131 ROMANE CIR, FERNANDINA BEACH

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
TOTAL MARKET OB/XF VALUE	117,171
TOTAL LAND VALUE - MARKET	1,380,225
TOTAL MARKET VALUE	2,827,885
SOH/AGL Deduction	64,208
ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S16 E68 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

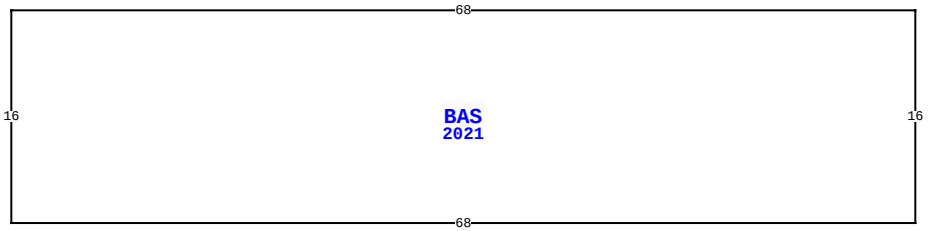
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	95,396
TOTALS	1,088		1,088	95,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,088	127.8200	89.47	97,343	2020	2020	0	0	0	2.00	98.00

30 M/H 94+ – 0% - 0 Heated Area: 1088 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
TOTAL MARKET OB/XF VALUE	117,171
TOTAL LAND VALUE - MARKET	1,380,225
TOTAL MARKET VALUE	2,827,885
SOH/AGL Deduction	64,208
ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

94131 ROMANE CIR, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S16 E68 N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

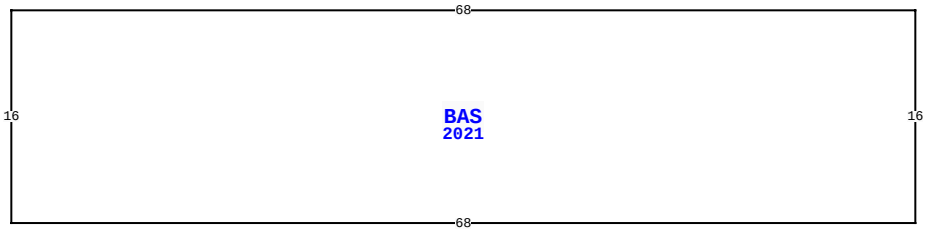
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	94,906
TOTALS	1,088		1,088	94,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,088	127.1600	89.01	96,843	2020	2020	0	0	0	2.00	98.00

31 M/H 94+ – 0% - 0 Heated Area: 1088 HX Base Yr



94131 ROMANE CIR, FERNANDINA BEACH

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
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TOTAL MARKET VALUE	2,827,885
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ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S16 E68 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

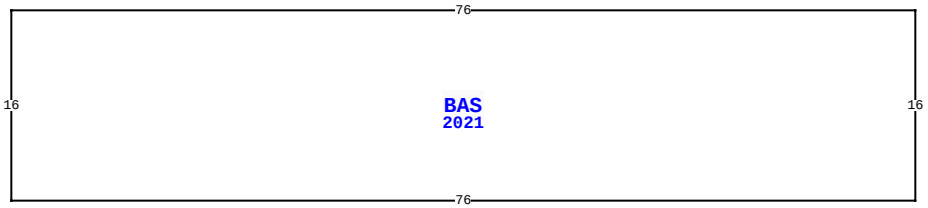
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	106,071
TOTALS	1,216		1,216	106,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	127.1600	89.01	108,236	2020	2020	0	0	0	2.00	98.00

32 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



94131 ROMANE CIR, FERNANDINA BEACH

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 11 of 14 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,330,489
TOTAL MARKET OB/XF VALUE	117,171
TOTAL LAND VALUE - MARKET	1,380,225
TOTAL MARKET VALUE	2,827,885
SOH/AGL Deduction	64,208
ASSESSED VALUE	2,763,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

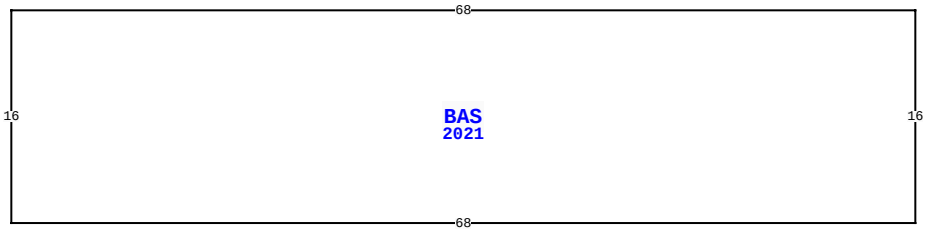
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	94,906
TOTALS	1,088		1,088	94,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,088	127.1600	89.01	96,843	2020	2020	0	0	0	2.00	98.00

33 M/H 94+ – 0% - 0 Heated Area: 1088 HX Base Yr



94131 ROMANE CIR, FERNANDINA BEACH

BLD DATE	01/07/2021	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,763,677
TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0315	7/31/2020	WD	Q	I	01	2,000,000
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: SMHP LLC						
2180/0038	2/27/2018	QC	U	I	11	100
GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S16 E68 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS

LOT S1/2 OF 13
IN OR 2382/315
(EX PT IN OR 2580/756)

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

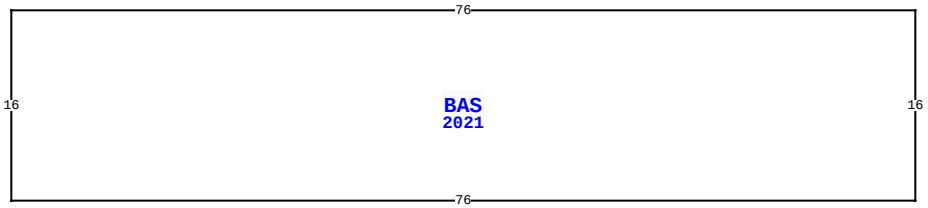
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	106,071
TOTALS	1,216		1,216	106,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	127.1600	89.01	108,236	2020	2020	0	0	0	2.00	98.00

34 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



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94131 ROMANE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 13 of 14 8

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL JUST VALUE	2,827,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,512,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: SMHP LLC						
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GRANTOR: BARBER DAVID A ET AL						
GRANTEE: WATKINS VIOLET ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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NASSAU COUNTY PROPERTY

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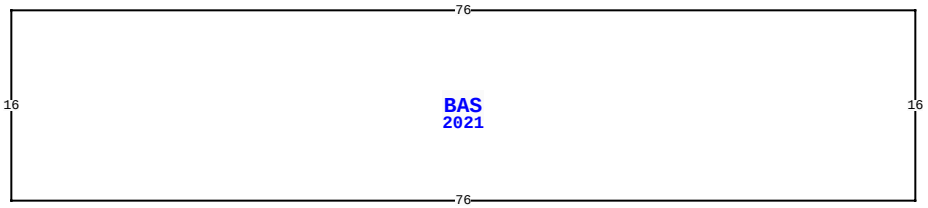
35 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



94131 ROMANE CIR, FERNANDINA BEACH

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BAS=[YR=2021] W76 S16 E76 N16$.

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REVIEW DATE 01/12/2022 BY DJ Total Acres: 5.02 Total Land Value: 1,380,225 Market: 0 Agricultural: 0 Common: 1,380,225 PRINTED 08/02/2023 BY SYS