PT S1/2 LOT 13
IN OR 2580/756
AMELIA SUB OF SEC 15 DB 7/128

SMHP LLC
94131 ROMANE CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0780-0013-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

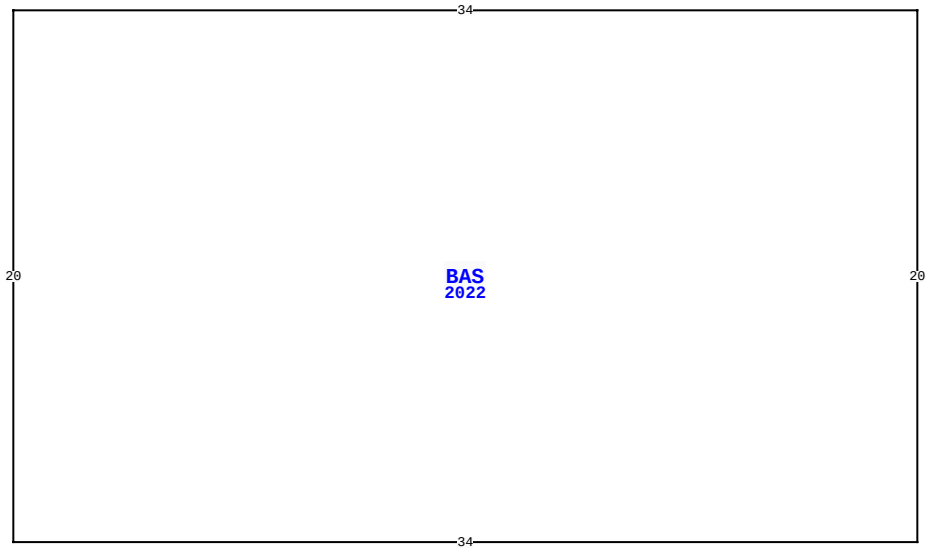
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	680	62,406
TOTALS	680		680	62,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	680	116.0500	104.74	71,223	1967	1997	0	0	0	12.38	87.62

1 SINGLE FAM – 0% - 2023 Heated Area: 680 HX Base Yr



FIRST COAST HWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	62,406
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,775
TOTAL MARKET VALUE	90,181
SOH/AGL Deduction	0
ASSESSED VALUE	90,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,181
TOTAL JUST VALUE	90,181
NCON VALUE	62,406
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2580/0756	7/22/2022	SW	U	V	11	100

GRANTOR: SMHP LLC
GRANTEE: SMHP LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W34 S20 E34 N20$.

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
1	000100	C	SFR	0	0006	RS-1	0.00	0.00	0.10	AC		1.00	1.00	1.00	275,000.00	275,000.00	27,775							

REVIEW DATE 01/12/2022 BY DJ Total Acres: 0.10 Total Land Value: 27,775 Market: 0 Agricultural: 0 Common: 27,775 PRINTED 08/02/2023 BY SYS