

**SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034**

00-00-30-0780-0013-0020

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 14	8										
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	05	AVERAGE 100		0800	02	1,216	138.7200	117.91	143,379	2020	2020	0	0	0	5.00	95.00	VALUATION BY										STANDARD														
Roof Structur	03	GABLE/HIP 100		26 M/H 94+ - 0% - 0													Heated Area: 1216					HX Base Yr					Tax Group: 8					Tax Dist:					1,566,678				
Roof Cover	03	COMP SHNGL 100																									BUILDING MARKET VALUE					115,593									
Interior Wall	05	DRYWALL 100																									TOTAL MARKET OB/XF VALUE					1,380,225									
Interior Floo	08	SHT VINYL 60																									TOTAL LAND VALUE - MARKET					3,062,496									
Interior Floo	14	CARPET 40																									TOTAL MARKET VALUE					0									
Air Condition	03	CENTRAL 100																									SOH/AGL Deduction					3,062,496									
Heating Type	04	AIR DUCTED 100																									ASSESSED VALUE					0									
Bedrooms		4 100																									TOTAL EXEMPTION VALUE					3,062,496									
Bathrooms		2 100																									BASE TAXABLE VALUE					3,062,496									
Frame	02	WOOD FRAME 100																									TOTAL JUST VALUE					0									
Stories	0	0 100																									NCON VALUE					3,062,496									
Units		0 100																									INCOME VALUE					0									
																											PREVIOUS YEAR MKT VALUE					2,907,585									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	05	AVERAGE 100		0800	02	1,216	127.1600	108.09	131,437	2020	2020	0	0	0	5.00	95.00	VALUATION BY		STANDARD																	
Roof Structur	03	GABLE/HIP 100		27 M/H 94+ - 0% - 0													Heated Area: 1216				HX Base Yr				Tax Group: 8		Tax Dist:									
Roof Cover	03	COMP SHNGL 100		16 76 16 BAS 2021																	BUILDING MARKET VALUE								1,566,678							
Interior Wall	05	DRYWALL 100																			TOTAL MARKET OB/XF VALUE								115,593							
Interior Floo	08	SHT VINYL 60																			TOTAL LAND VALUE - MARKET								1,380,225							
Interior Floo	14	CARPET 40																			TOTAL MARKET VALUE								3,062,496							
Air Condition	03	CENTRAL 100																			SOH/AGL Deduction								0							
Heating Type	04	AIR DUCTED 100																			ASSESSED VALUE								3,062,496							
Bedrooms		4 100																			TOTAL EXEMPTION VALUE								0							
Bathrooms		2 100																			BASE TAXABLE VALUE								3,062,496							
Frame	02	WOOD FRAME 100																			TOTAL JUST VALUE								3,062,496							
Stories	0	0 100																			NCON VALUE								0							
Units		0 100																			INCOME VALUE															
																PREVIOUS YEAR MKT VALUE								2,907,585												

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

SMHP LLC/
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2025

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		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	2021	1,088	111,722
TOTALS		1,088		1,088	111,722

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	108.09	117,602	2020	2020	0	0	5.00	95.00

29 M/H 94+ - 0% - 0

Heated Area: 1088

HX Base Yr

16

68

16

68

BAS
2021

BLD DATE	01/07/2021	KK	LGL DATE	
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CONSTRUCTION										VALUATION SUMMARY										PAGE 14 of 14																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	1,216	127.1600		108.09		131,437	2020	2020	0	0	0	5.00	95.00															
Roof Structure	03	GABLE/HIP 100								35 M/H 94+ - 0% - 0										Heated Area: 1216										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								16 76 16 BAS 2021																													
Interior Wall	05	DRYWALL 100																																					
Interior Floor	08	SHT VINYL 60																																					
Interior Floor	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																																					