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

**2025**

**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 |

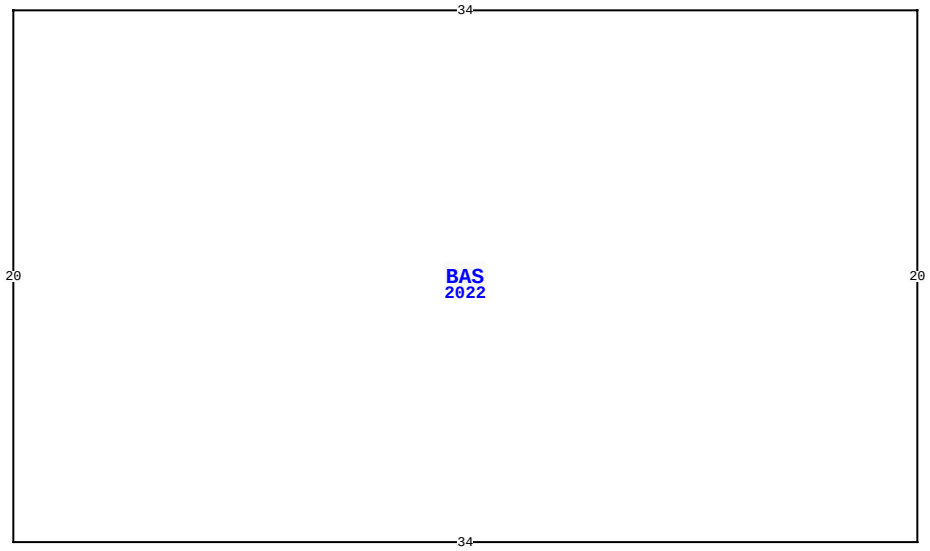
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3016.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 680 | 100 | 2022 | 680 | 68,355 |
| TOTALS | 680 | | | 680 | 68,355 |

## 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 | 116.05 | 78,914 | 1967 | 1997 | 0 | 0 | 0 | 13.38 | 86.62 |

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 | 68,355 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 27,775 |
| TOTAL MARKET VALUE | 96,130 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 96,130 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 96,130 |
| TOTAL JUST VALUE | 96,130 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 93,089 |

| 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 | RES | 0 | 0006 | RSF-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 07/30/2025 BY SYS