

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

00-00-30-0780-0013-0020

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		0820		02		432		100.0000		85.00		36,720		1984		1984		0		0		0 70.00		30.00		VALUATION BY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Roof Structur		03		GABLE/HIP 100		22		M/H		93-		0%		- 0		Heated Area: 432														STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Roof Cover		03		COMP SHNGL 100																										Tax Group: 8																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Interior Wall		05		DRYWALL 100																										Tax Dist:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Interior Floo		08		SHT VINYL 100																										BUILDING MARKET VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Air Condition		01		NONE 100																										TOTAL MARKET OB/XF VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Heating Type		01		NONE 100																										TOTAL LAND VALUE - MARKET																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Bedrooms				2 100																										TOTAL MARKET VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Bathrooms				1 100																										SOH/AGL Deduction																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Frame		02		WOOD FRAME 100																										ASSESSED VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Stories		0		0 100																										TOTAL EXEMPTION VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Units				0 100																										BASE TAXABLE VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
																														TOTAL JUST VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
																														NCON VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
																														INCOME VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
																														PREVIOUS YEAR MKT VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
BAS		432		100		2021		432		11,016																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
TOTALS		432						432		11,016																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
EXTRA FEATURES										94131 ROMANE CIR, FERNANDINA BEACH										BLD DATE		01/07/2021		KK		LGL DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									

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

00-00-30-0780-0013-0020

[illegible]

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

00-00-30-0780-0013-0020

[illegible]

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

00-00-30-0780-0013-0020

[illegible]

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

00-00-30-0780-0013-0020

[illegible]

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

00-00-30-0780-0013-0020

[illegible]

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

SMHP LLC/
94131 ROMANE CIR
FERNANDINA BEACH, FL 32034

2026

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
		115,795
TOTALS	1,088	1,088 115,795

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	114.44	124,511	2020	2020	0	0	7.00	93.00
28 M/H 94+		0% - 0		Heated Area: 1088				HX Base Yr			
16 68 68 16 BAS 2021											

BLD DATE	01/07/2021	KK	LGL DATE	01/07/2021	KK
----------	------------	----	----------	------------	----

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

00-00-30-0780-0013-0020

[illegible]

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

00-00-30-0780-0013-0020

[illegible]

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

00-00-30-0780-0013-0020

[illegible]

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

00-00-30-0780-0013-0020

[illegible]

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

00-00-30-0780-0013-0020

[illegible]

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

00-00-30-0780-0013-0020

[illegible]

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

00-00-30-0780-0013-0020

[illegible]