

UNIT 6  
 PT OR 1830/1174  
 MARSH COVE CONDO

MARSH COVE SOMERSET LLC  
 3190 NORTHEAST EXPRESSWAY, SUITE 400  
 ATLANTA, GA 30341

2023

00-00-30-0385-0006-0000

BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	0385000		0				1974	1974	100	100	0	
Recreation	PLAYGROUND	PLAYGROUND 100	1 CONDO - 0% - 0 SQFT=1165 HX Base Yr											
Recreation	POOL	POOL 100												
Recreation	TENNIS CT	TENNIS CT 100												
Location	CORNER	CORNER 100												
View Lump	TYPICAL	TYPICAL 100												
Balcony	FOP/PATIO	FOP/PATIO 100												
Parking	OPEN	OPEN 100												
Bedrooms		3 100												
Bathrooms		2 100												
Oth Rooms		2 100												
Quality 02 Quality Level 02														
DOR CODE 0400 CONDOMINIUM														
MAP NUM			MKT AREA		02									
NEIGHBORHOOD/LOC			2023.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS			0	0										

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		212,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		212,000
SOH/AGL Deduction		132,103
ASSESSED VALUE		79,897
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		79,897
TOTAL JUST VALUE		212,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22686	XFOB	450	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1830/1180	12/07/2012	QC	U	I	11	100
GRANTOR: PHILLIPS MONICA D						
GRANTEE: MARSH COVE SOMERSET						
1830/1174	12/12/2012	WD	Q	I	05	6,400,000
GRANTOR: PHILLIPS KEITH P P/R						
GRANTEE: MARSH COVE SOMERSET						

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
123 HIRTH RD, FERNANDINA BEACH																
TOTALS 0 0																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
REVIEW DATE 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																								