UNIT 64
IN OR 1503/1561
MARSH COVE CONDO OR482/645-682

HAMILTON JOAN S
123 HIRTH ROAD CONDO 1204
FERNANDINA BEACH, FL 32034

2023

00-00-30-0385-0064-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	PLAYGROUND	PLAYGROUND 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		1.5 100
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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0385000		0				1974	1974	100	100	0		

1 CONDO – 100% - 2008 SQFT=1050 HX Base Yr 2008

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

123 HIRTH RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		192,150
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		192,150
SOH/AGL Deduction		148,245
ASSESSED VALUE		43,905
TOTAL EXEMPTION VALUE	HX HB SX	43,905
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		192,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20346	REMODEL	1,325	08/01/2007
B20348	REMODEL	158	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/1561	6/06/2007	WD	Q	I		127,000
GRANTOR: OLIVER GAIL						
GRANTEE: HAMILTON JOAN S						
1228/0979	5/07/2004	WD	Q	I		104,000
GRANTOR: HICKEY KATHRYN J						
GRANTEE: OLIVER GAIL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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