UNIT 109 IN OR 840/1484
MARSH COVE CONDO OR482/645-682

THIBAULT J PAUL
123 HIRTH RD #2001
FERNANDINA BEACH, FL 32034

2023

00-00-30-0385-0109-0000

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	MARSH	MARSH 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% - 1999 SQFT=1050 HX Base Yr 1999

123 HIRTH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		195,993
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		195,993
SOH/AGL Deduction		152,088
ASSESSED VALUE		43,905
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,905
TOTAL JUST VALUE		195,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0840/1484	7/13/1998	WD	Q	I		53,000
GRANTOR: ODEN'HAL GLORIA P						
GRANTEE: THIBAULT J PAUL						
0537/0659	2/23/1988	WD	Q	I		54,400
GRANTOR: ATLANTIC LAND & DEV						
GRANTEE: ODEN'HAL GLORIA P						

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