UNIT 75
IN OR 2153/226
MARSH COVE CONDO OR482/645-682

MARSH COVE SOMERSET LLC
3190 NE EXPRESSWAY STE 400
ATLANTA, GA 30341

**2024**

**00-00-30-0385-0075-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 |
| Recreation PLAYGROUND | | PLAYGROUND 100 |
| 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 | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | 1,003 | | 1,003 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0385000 | | 1,003 | | | | 1974 | 1974 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 HX Base Yr

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

123 HIRTH RD 1407, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 205,576 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 205,576 |
| SOH/AGL Deduction | 60,098 |
| ASSESSED VALUE | 145,478 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 145,478 |
| TOTAL JUST VALUE | 205,576 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 183,550 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2153/0226 | 10/06/2017 | SW | U | I | 37 | 45,000 |
| GRANTOR: MARSAM LLC | | | | | | |
| GRANTEE: MARSH COVE SOMERSET | | | | | | |
| 1660/1562 | 1/21/2010 | WD | U | I | 30 | 100 |
| GRANTOR: ROBERTS MARGARET G & | | | | | | |
| GRANTEE: MARSAM LLC | | | | | | |

## 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 08/06/2024 BY SYS