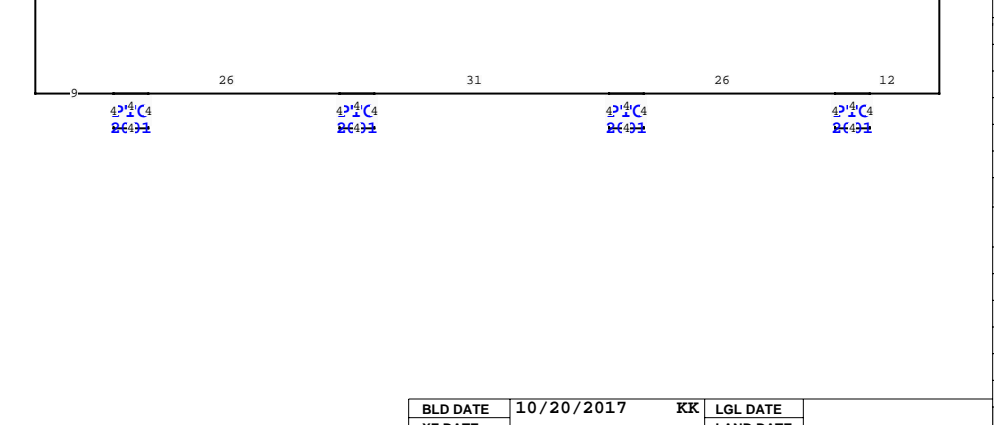


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	4 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	4,187	174.7872	148.57	622,063	2001	2001	0	0	10.75	89.25	



Quality	06 Quality Level 06			
DOR CODE	0300 MULTI-FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	4,160	551,611
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	96	5	5	663
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
TOTALS	4,656		4,187	555,191

NASSAU COUNTY PROPERTY		PAGE 1 of 14	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			6,197,008
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			6,197,008
SOH/AGL Deduction			2,232,648
ASSESSED VALUE			3,964,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,964,360
TOTAL JUST VALUE			6,197,008
NCON VALUE			0
INCOME VALUE			6,197,008
PREVIOUS YEAR MKT VALUE			7,214,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22504	REMODEL	500	05/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

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
1	0803	ASPHALT C	0	0	0	0	73,238.00	SF	2.00	2.00	100	2001	2001	3	50	73,238	
2	0812	CONCRETE C	0	0	0	0	8,795.00	SF	4.00	4.00	100	2001	2001	3	80	28,144	
3	0422	CL FNC 4'	0	0	0	0	1,539.00	LF	15.00	15.00	100	2001	2001	3	55	12,697	
4	0402	CONC BUMPE	0	0	0	0	142.00	UT	25.00	25.00	100	2001	2001	3	85	3,018	
5	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	2001	2001	3	55	990	
6	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2001	2001	3	80	312	
7	0471	VINYL FNC	0	0	0	0	322.00	LF	32.00	32.00	100	2007	2007	3	72	7,419	

96030 SOMERSET DR, FERNANDINA BEACH													
BLD DATE	10/20/2017	KK	LGL DATE										
XF DATE			LAND DATE										
INC DATE	04/29/2024	REA	AG DATE										
TOTAL OB/XF													125,818

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2001] W2 PTO=[YR=2001] N8 W14 S8 E14 \$ W25												
PTO=[YR=2001] N6 W16 S6 E16 \$ W35 PTO=[YR=2001] N8 W14 S8												
E14 \$ W26 PTO=[YR=2001] N8 W14 S8 E14 \$ W16 S40 E9												
PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$												
E31 PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E12 N40 \$.												

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	
1	000300	C	MULTI-FAM	0		RG-1	0.00	0.00	56.00	UT		1.00	1.00	1.00	20,000.00	20,000.00	1,120,000								

S-1 OF LOTS 84-86
 IN OR 1830/1174
 PT ABND R/W RES #2007-175

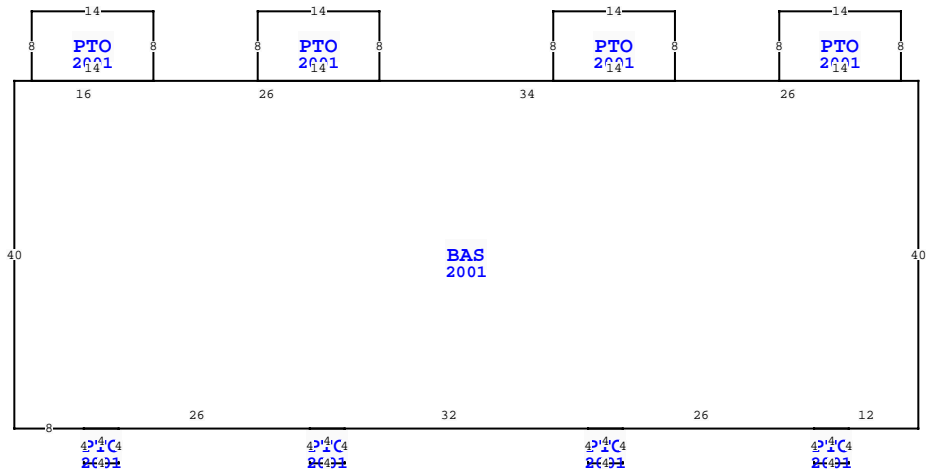
MARSH COVE SOMERSET LLC/
 3190 NORTHEAST EXPRESSWAY, SUITE 400
 ATLANTA, GA 30341

2024

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	4 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0301	03	4,188	174.7872	148.57	622,211	2001	2001	0	0	10.75	89.25		
3 APARTMENT - 0% - 0 Heated Area: 4160 HX Base Yr													



Quality	06 Quality Level 06			
DOR CODE	0300 MULTI-FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	4,160	551,611
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
TOTALS	4,672		4,188	555,323

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
96030 SOMERSET DR, FERNANDINA BEACH																

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 14
VALUATION BY		DIRECT_CAP	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	6,197,008		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	6,197,008		
SOH/AGL Deduction	2,232,648		
ASSESSED VALUE	3,964,360		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	3,964,360		
TOTAL JUST VALUE	6,197,008		
NCON VALUE	0		
INCOME VALUE	6,197,008		
PREVIOUS YEAR MKT VALUE	7,214,124		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2001] W2 PTO=[YR=2001] N8 W14 S8 E14 \$ W26																
PTO=[YR=2001] N8 W14 S8 E14 \$ W34 PTO=[YR=2001] N8 W14 S8																
E14 \$ W26 PTO=[YR=2001] N8 W14 S8 E14 \$ W16 S40 E8																
PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$																
E32 PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E12 N40 \$.																

LAND DESCRIPTION																								
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
TOTAL OB/XF 0																								

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2024

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	04	WOOD TRUSS	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	80	
Interior Floo	08	SHT VINYL	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Story Height		0	100	
RMS		0	100	
Units		4	100	
Quality	06	Quality Level	06	
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA	02	
NEIGHBORHOOD/LOC		2021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,640	100	3,640	487,402
PTO	16	5	1	134
PTO	16	5	1	134
PTO	112	5	6	803
PTO	112	5	6	803
PTO	112	5	6	803
PTO	112	5	6	803
TOTALS	4,120		3,666	490,884

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0301	03	3,666	176.5008	150.03	550,010	2001	2001	0	0	10.75	89.25
4 APARTMENT - 0% - 0											
Heated Area: 3640											
HX Base Yr											
BLD DATE	10/20/2017	KK	LGL DATE								
XF DATE			LAND DATE								
INC DATE	04/29/2024	REA	AG DATE								

NASSAU COUNTY PROPERTY		PAGE 4 of 14	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			6,197,008
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			6,197,008
SOH/AGL Deduction			2,232,648
ASSESSED VALUE			3,964,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,964,360
TOTAL JUST VALUE			6,197,008
NCON VALUE			0
INCOME VALUE			6,197,008
PREVIOUS YEAR MKT VALUE			7,214,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

EXTRA FEATURES	
96030 SOMERSET DR, FERNANDINA BEACH	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W3 PTO=[YR=2001] N8 W14 S8 E14 \$ W24	
PTO=[YR=2001] N8 W14 S8 E14 \$ W17 PTO=[YR=2001] N8 W14 S8	
E14 \$ W30 PTO=[YR=2001] N8 W14 S8 E14 \$ W17 S40 E33	
PTO=[YR=2001] S4 E4 N4 W4 \$ E21 PTO=[YR=2001] S4 E4 N4 W4 \$ E37 N40 \$.	

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

LAND DESCRIPTION		TOTAL OB/XF														0								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

S-1 OF LOTS 84-86
 IN OR 1830/1174
 PT ABND R/W RES #2007-175

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

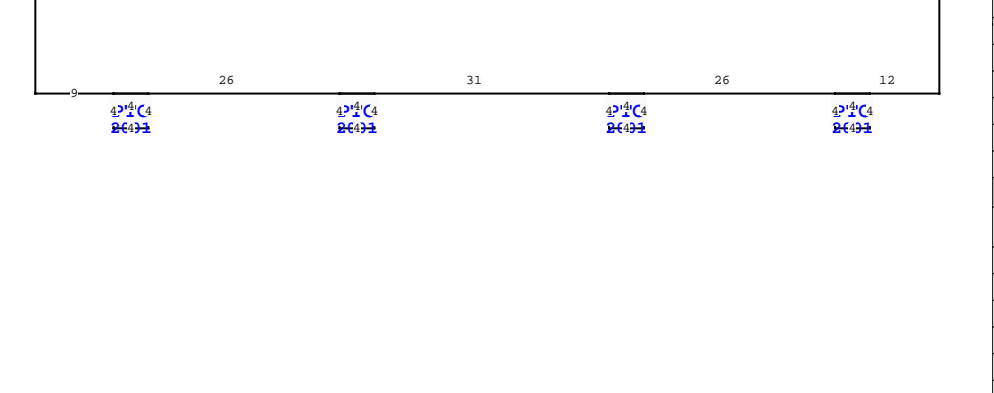
2024

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	4 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0301	03	4,188	174.7872	148.57	622,211	2001	2001	0	0	10.75	89.25		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 14
VALUATION BY		DIRECT_CAP	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			6,197,008
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			6,197,008
SOH/AGL Deduction			2,232,648
ASSESSED VALUE			3,964,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,964,360
TOTAL JUST VALUE			6,197,008
NCON VALUE			0
INCOME VALUE			6,197,008
PREVIOUS YEAR MKT VALUE			7,214,124



Quality	06 Quality Level 06			
DOR CODE	0300 MULTI-FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	4,160	551,611
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
TOTALS	4,672		4,188	555,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W1 PTO=[YR=2001] N8 W14 S8 E14 \$ W25	
PTO=[YR=2001] N8 W14 S8 E14 \$ W37PTO=[YR=2001] N8 W14 S8 E14 \$ W26 PTO=[YR=2001] N8 W14 S8 E14 \$ W15 S40 E9	
PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E31 PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E12 N40 \$.	

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		4	100
Quality	06	Quality Level	06
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,640	100	3,640
PTO	16	5	1
PTO	16	5	1
PTO	112	5	6
PTO	112	5	6
PTO	112	5	6
PTO	112	5	6
PTO	112	5	6
TOTALS	4,120		3,666
			490,884

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0301	03	3,666	176.5008	150.03	550,010	2001	2001	0	0	10.75	89.25													
6 APARTMENT - 0% - 0																								
Heated Area: 3640																								
HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>10/20/2017</th> <th>KK</th> <th>LGL DATE</th> </tr> <tr> <th>XF DATE</th> <th></th> <th></th> <th>LAND DATE</th> </tr> <tr> <th>INC DATE</th> <th>04/29/2024</th> <th>REA</th> <th>AG DATE</th> </tr> </thead> </table>													BLD DATE	10/20/2017	KK	LGL DATE	XF DATE			LAND DATE	INC DATE	04/29/2024	REA	AG DATE
BLD DATE	10/20/2017	KK	LGL DATE																					
XF DATE			LAND DATE																					
INC DATE	04/29/2024	REA	AG DATE																					

NASSAU COUNTY PROPERTY		PAGE 6 of 14	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			6,197,008
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			6,197,008
SOH/AGL Deduction			2,232,648
ASSESSED VALUE			3,964,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,964,360
TOTAL JUST VALUE			6,197,008
NCON VALUE			0
INCOME VALUE			6,197,008
PREVIOUS YEAR MKT VALUE			7,214,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

EXTRA FEATURES	
96030 SOMERSET DR, FERNANDINA BEACH	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W3 PTO=[YR=2001] N8 W14 S8 E14 \$ W28	
PTO=[YR=2001] N8 W14 S8 E14 \$ W16 PTO=[YR=2001] N8 W14 S8 E14 \$ W27 PTO=[YR=2001] N8 W14 S8 E14 \$ W17 S40 E33	
PTO=[YR=2001] S4 E4 N4 W4 \$ E21 PTO=[YR=2001] S4 E4 N4 W4 \$ E37 N40 \$.	

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

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

S-1 OF LOTS 84-86
 IN OR 1830/1174
 PT ABND R/W RES #2007-175

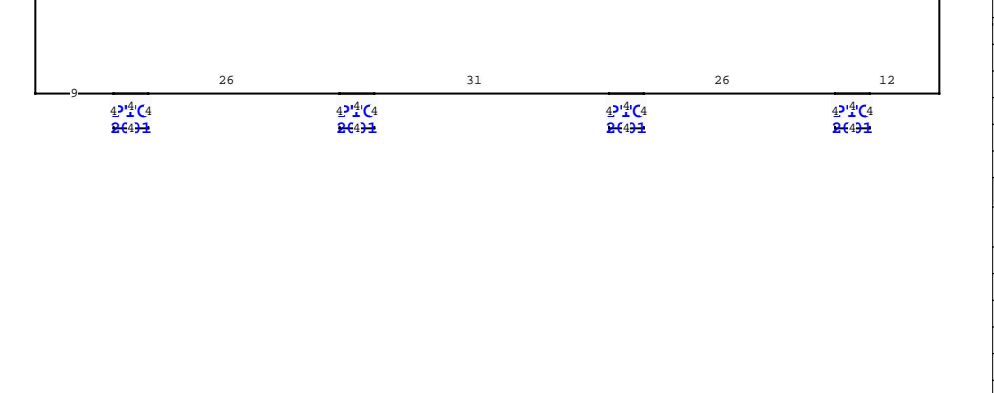
MARSH COVE SOMERSET LLC/
 3190 NORTHEAST EXPRESSWAY, SUITE 400
 ATLANTA, GA 30341

2024

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	4 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0301	03	4,188	174.7872	148.57	622,211	2001	2001	0	0	10.75	89.25		



Quality	06 Quality Level 06			
DOR CODE	0300 MULTI-FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	4,160	551,611
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
TOTALS	4,672		4,188	555,323

NASSAU COUNTY PROPERTY		PAGE 7 of 14	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			6,197,008
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			6,197,008
SOH/AGL Deduction			2,232,648
ASSESSED VALUE			3,964,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,964,360
TOTAL JUST VALUE			6,197,008
NCON VALUE			0
INCOME VALUE			6,197,008
PREVIOUS YEAR MKT VALUE			7,214,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2001] W14 S8 BAS=[YR=2001] W11 PTO=[YR=2001] N8 W14 S8 E14 \$ W38 PTO=[YR=2001] N8 W14 S8 E14 \$ W26 PTO=[YR=2001] N8 W14 S8 E14 \$ W15 S40 E9 PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E31 PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E12 N40 W14 \$ E14 N8 \$.	

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	

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

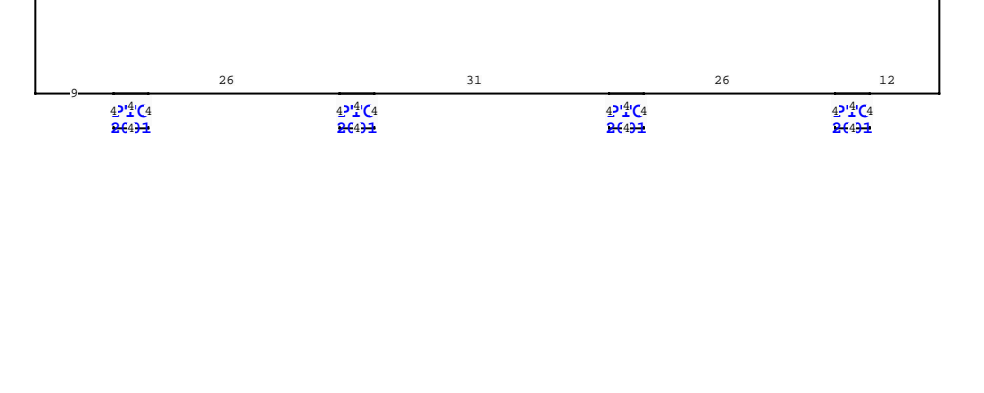
MARSH COVE SOMERSET LLC/
3190 NORTHEAST EXPRESSWAY, SUITE 400
ATLANTA, GA 30341

2024

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	4 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0301	03	4,188	174.7872	148.57	622,211	2001	2001	0	0	10.75	89.25		



Quality	06 Quality Level 06			
DOR CODE	0300 MULTI-FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	4,160	551,611
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
TOTALS	4,672		4,188	555,323

NASSAU COUNTY PROPERTY		PAGE 8 of 14	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			6,197,008
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			6,197,008
SOH/AGL Deduction			2,232,648
ASSESSED VALUE			3,964,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,964,360
TOTAL JUST VALUE			6,197,008
NCON VALUE			0
INCOME VALUE			6,197,008
PREVIOUS YEAR MKT VALUE			7,214,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2001] W14 S8 BAS=[YR=2001] W12 PTO=[YR=2001] N8 W14 S8 E14 \$ W38 PTO=[YR=2001] N8 W14 S8 E14 \$ W26 PTO=[YR=2001] N8 W14 S8 E14 \$ W14 S40 E9 PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E31 PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E12 N40 W14 \$ E14 N8 \$.	

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

S-1 OF LOTS 84-86
 IN OR 1830/1174
 PT ABND R/W RES #2007-175

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

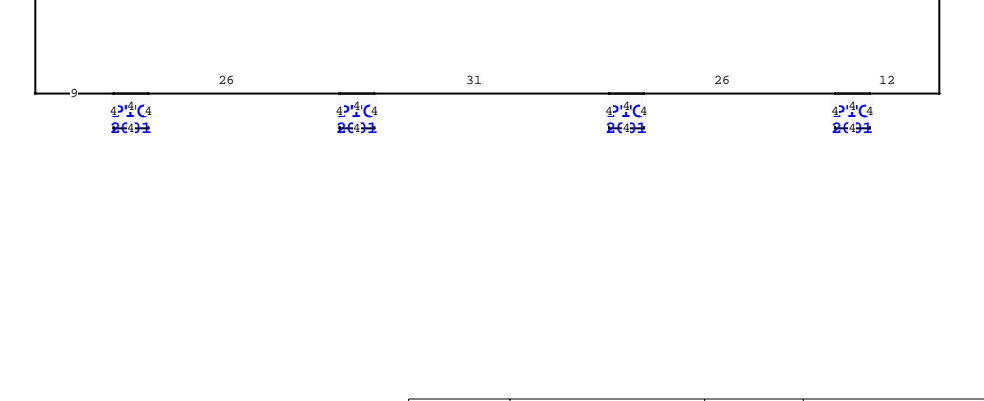
2024

00-00-30-044B-0084-0010



ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	4,188	174.7872	148.57	622,211	2001	2001	0	0	10.75	89.25	



Quality	06	Quality Level 06		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 02		
NEIGHBORHOOD/LOC	2021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	4,160	551,611
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
TOTALS	4,672		4,188	555,323

NASSAU COUNTY PROPERTY		PAGE 12 of 14	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			6,197,008
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			6,197,008
SOH/AGL Deduction			2,232,648
ASSESSED VALUE			3,964,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,964,360
TOTAL JUST VALUE			6,197,008
NCON VALUE			0
INCOME VALUE			6,197,008
PREVIOUS YEAR MKT VALUE			7,214,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001]	W2 PTO=[YR=2001] N8 W14 S8 E14 \$ W26
PTO=[YR=2001]	N8 W14 S8 E14 \$ W34 PTO=[YR=2001] N8 W14 S8 E14 \$ W26 PTO=[YR=2001] N8 W14 S8 E14 \$ W16 S40 E9
PTO=[YR=2001]	S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E31 PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E12 N40 \$.

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

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2024

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		4	100
Quality	06	Quality Level	06
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,640	100	3,640
PTO	12	5	1
PTO	12	5	1
PTO	16	5	1
PTO	16	5	1
PTO	112	5	6
PTO	112	5	6
PTO	112	5	6
PTO	112	5	6
TOTALS	4,144		3,668
SUBAREA MARKET VALUE		491,152	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0301	03	3,668	176.5008	150.03	550,310	2001	2001	0	0	10.75	89.25

13 APARTMENT - 0% - 0 Heated Area: 3640 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 13 of 14	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			6,197,008
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			6,197,008
SOH/AGL Deduction			2,232,648
ASSESSED VALUE			3,964,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,964,360
TOTAL JUST VALUE			6,197,008
NCON VALUE			0
INCOME VALUE			6,197,008
PREVIOUS YEAR MKT VALUE			7,214,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BLD DATE		10/20/2017	KK		LGL DATE	
XF DATE					LAND DATE	
INC DATE		04/29/2024	REA		AG DATE	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W3 PTO=[YR=2001] N8 W14 S8 E14 \$ W27	
PTO=[YR=2001] N8 W14 S8 E14 \$ W16 PTO=[YR=2001] N8 W14 S8 E14 \$ W28 PTO=[YR=2001] N8 W14 S8 E14 \$ W17 S11	
PTO=[YR=2001] W3 S4 E3 N4 \$ S29 E33 PTO=[YR=2001] S4 E4 N4 W4 \$ E21 PTO=[YR=2001] S4 E4 N4 W4 \$ E37 N25 PTO=[YR=2001] E3 N4 W3 S4 \$ N15 \$.	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

S-1 OF LOTS 84-86
 IN OR 1830/1174
 PT ABND R/W RES #2007-175

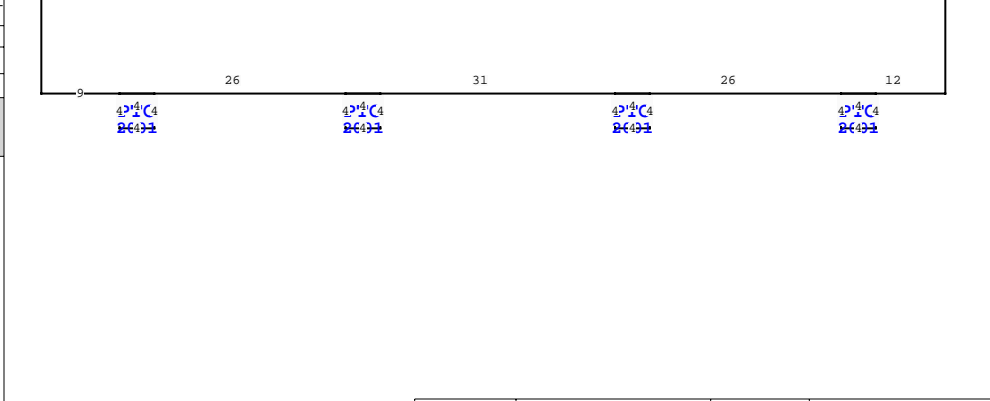
MARSH COVE SOMERSET LLC/
 3190 NORTHEAST EXPRESSWAY, SUITE 400
 ATLANTA, GA 30341

2024

00-00-30-044B-0084-0010

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	4,188	174.7872	148.57	622,211	2001	2001	0	0	10.75	89.25	



Quality	06	Quality Level 06		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 02		
NEIGHBORHOOD/LOC	2021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	4,160	551,611
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	16	5	1	133
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
PTO	112	5	6	795
TOTALS	4,672		4,188	555,323

NASSAU COUNTY PROPERTY		PAGE 14 of 14	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			6,197,008
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			6,197,008
SOH/AGL Deduction			2,232,648
ASSESSED VALUE			3,964,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,964,360
TOTAL JUST VALUE			6,197,008
NCON VALUE			0
INCOME VALUE			6,197,008
PREVIOUS YEAR MKT VALUE			7,214,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W2 PTO=[YR=2001] N8 W14 S8 E14 \$ W26 PTO=[YR=2001] N8 W14 S8 E14 \$ W35 PTO=[YR=2001] N8 W14 S8 E14 \$ W25 PTO=[YR=2001] N8 W14 S8 E14 \$ W16 S40 E9 PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E31 PTO=[YR=2001] S4 E4 N4 W4 \$ E26 PTO=[YR=2001] S4 E4 N4 W4 \$ E12 N40 \$.	

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