

UNIT 3  
 PT OR 1830/1174  
 MARSH COVE CONDO OR482/645-682

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

**2025**

00-00-30-0385-0003-0000  


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		2 100	0385000		1,165				1974	1974	100	100	0						
Recreation	PLAYGROUND	PLAYGROUND 100	1 CONDO - 0% - 0																
Recreation	POOL	POOL 100	HX Base Yr																
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS			1,165		1,165														

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		238,030	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		238,030	
SOH/AGL Deduction		141,354	
ASSESSED VALUE		96,676	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		96,676	
TOTAL JUST VALUE		238,030	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,440	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22683	XFOB	450	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD Q	Q	I	05	6,400,000
GRANTOR: MC-101 LLC ETAL						
GRANTEE: MARSH COVE SOMERSET						
1409/0729	5/03/2006	WD U	U	I	19	109,500
GRANTOR: TCA LLC F/K/A ATC PAR						
GRANTEE: MC-103 LLC						

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
123 HIRTH RD 103, FERNANDINA BEACH																								