UNIT 45
PT OR 1830/1174
MARSH COVE CONDO OR482/645-682

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

2025

00-00-30-0385-0045-0000

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,050			1,050	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0385000		1,050				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

123 HIRTH RD 801, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,740
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	215,740
SOH/AGL Deduction	119,064
ASSESSED VALUE	96,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,676
TOTAL JUST VALUE	215,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014739	ROOF	3,600	10/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	Q	I	05	6,400,000
GRANTOR: MC-101 LLC ETAL						
GRANTEE: MARSH COVE SOMERSET						
1409/0822	5/03/2006	WD	U	I	19	109,500
GRANTOR: TCA LLC F/K/A ATC PAR						
GRANTEE: MC-801 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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS