

UNIT 58
PT OR 1830/1174
MARSH COVE CONDO OR482/645-682

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

2025

00-00-30-0385-0058-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	1	100	0385000	1,050					1974	1974	100	100	0															
Floor		1	100	0385000	1,050					1974	1974	100	100	0															
Recreation	PLAYGROUND	PLAYGROUND 100																											
Recreation	POOL	POOL 100																											
Recreation	TENNIS CT	TENNIS CT 100																											
Location	INTERIOR	INTERIOR 100																											
View Lump	TYPICAL	TYPICAL 100																											
Balcony	FOP/PATIO	FOP/PATIO 100																											
Parking	OPEN	OPEN 100																											
Bedrooms		2 100																											
Bathrooms		1.5 100																											
Oth Rooms		2 100																											
1 CONDO - 0% - 0																													
HX Base Yr																													
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																													
B226879 XF0B 210 07/01/2009																													
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																													
1409/0855 5/03/2006 WD U I 19 109,500																													
GRANTOR: TCA LLC F/K/A ATC PAR																													
GRANTEE: MC-1102 LLC																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
TOTALS 1,050 1,050																													
EXTRA FEATURES																													
123 HIRTH RD 1102, FERNANDINA BEACH																													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																													
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 CONSVR																													
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																													