

UNIT 63
 PT OR 1830/1174
 MARSH COVE CONDO OR482/645-682

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

2025

00-00-30-0385-0063-0000

ELEMENT		CD		CONSTRUCTION	
Floor		1	100		
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		
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												

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
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					
B22505	REMODEL	225	05/01/2009		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / 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					
1409/0861	5/03/2006	WD U	I	19	109,500
GRANTOR: TCA LLC F/K/A ATC PAR					
GRANTEE: MC-1203 LLC					
BUILDING NOTES					
BUILDING DIMENSIONS					

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
123 HIRTH RD 1203, FERNANDINA BEACH																
TOTALS 1,050 1,050																

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