

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	0385000
Recreation PLAYGROUND		PLAYGROUND 100	
Recreation POOL		POOL 100	
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		2 100	
Bathrooms		1 100	
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	1,003		1,003

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 CONDO - 0%		- 0				1974	1974	100	100	0		
												HX Base Yr

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		206,090
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		206,090
SOH/AGL Deduction		109,414
ASSESSED VALUE		96,676
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		96,676
TOTAL JUST VALUE		206,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	V /	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							
1409/0876	5/03/2006	WD U	U	I	19	109,500	
GRANTOR: TCA LLC F/K/A ATC PAR							
GRANTEE: MC-1405 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
123 HIRTH RD 1405, FERNANDINA BEACH															

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