S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2025

00-00-30-044B-0084-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

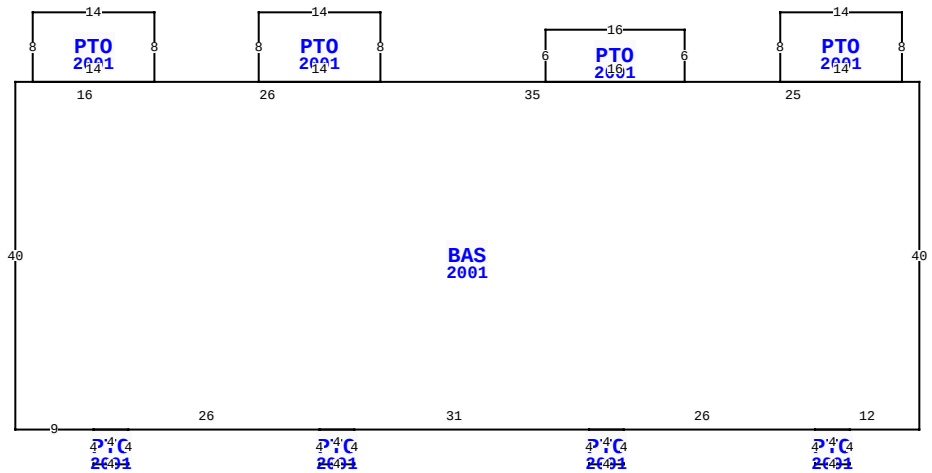
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	2001	4,160	548,520
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	96	5	2001	5	659
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
TOTALS	4,656			4,187	552,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,187	174.7872	148.57	622,063	2001	2001	0	0	0	11.25	88.75

1 APARTMENT – 0% - 0 Heated Area: 4160 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE	04/17/2025 REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,543,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,543,178
SOH/AGL Deduction	3,182,382
ASSESSED VALUE	4,360,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,360,796
TOTAL JUST VALUE	7,543,178
NCON VALUE	0
INCOME VALUE	7,543,178
PREVIOUS YEAR MKT VALUE	6,197,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22504	REMODEL	500	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 PTO=[YR=2001] N8 W14 S8 E14 $ W25 PTO=[YR=2001] N6 W16 S6 E16 $ W35 PTO=[YR=2001] N8 W14 S8 E14 $ W26 PTO=[YR=2001] N8 W14 S8 E14 $ W16 S40 E9 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E31 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E12 N40 $.

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
1	0803	ASPHALT C	0	0	0	0	73,238.00	SF	2.00	2.00	100	2001	2001	3	50	73,238	
2	0812	CONCRETE C	0	0	0	0	8,795.00	SF	4.00	4.00	100	2001	2001	3	79	27,792	
3	0422	CL FNC 4'	0	0	0	0	1,539.00	LF	15.00	15.00	100	2001	2001	3	52	12,004	
4	0402	CONC BUMPE	0	0	0	0	142.00	UT	25.00	25.00	100	2001	2001	3	84	2,982	
5	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	2001	2001	3	52	936	
6	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2001	2001	3	79	308	
7	0471	VINYL FNC	0	0	0	0	322.00	LF	32.00	32.00	100	2007	2007	3	69	7,110	

LAND DESCRIPTION

TOTAL OB/XF 124,370

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
1	000300	C	MULTI-FAMILY	0		RG-1	0.00	0.00	56.00	UT		1.00	1.00	1.00	20,000.00	20,000.00	1,120,000							

REVIEW DATE 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2025

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS

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Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

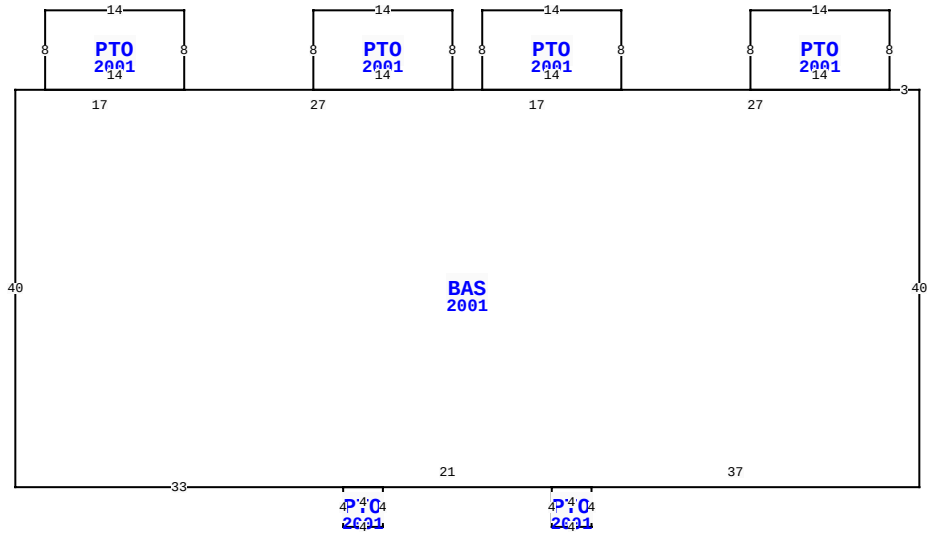
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,640	100	2001	3,640	484,672
PTO	16	5	2001	1	133
PTO	16	5	2001	1	133
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
TOTALS	4,120			3,666	488,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,666	176.5008	150.03	550,010	2001	2001	0	0	0	11.25	88.75

2 APARTMENT – 0% - 0 Heated Area: 3640 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017	KK	LGL DATE
XF DATE			LAND DATE
INC DATE	04/17/2025	REA	AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,543,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,543,178
SOH/AGL Deduction	3,182,382
ASSESSED VALUE	4,360,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,360,796
TOTAL JUST VALUE	7,543,178
NCON VALUE	0
INCOME VALUE	7,543,178
PREVIOUS YEAR MKT VALUE	6,197,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 PTO=[YR=2001] N8 W14 S8 E14 $ W27 PTO=[YR=2001] N8 W14 S8 E14 $ W17 PTO=[YR=2001] N8 W14 S8 E14 $ W27 PTO=[YR=2001] N8 W14 S8 E14 $ W17 S40 E33 PTO=[YR=2001] S4 E4 N4 W4 $ E21 PTO=[YR=2001] S4 E4 N4 W4 $ E37 N40 $.

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

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	CONSRV

REVIEW DATE 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2025

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

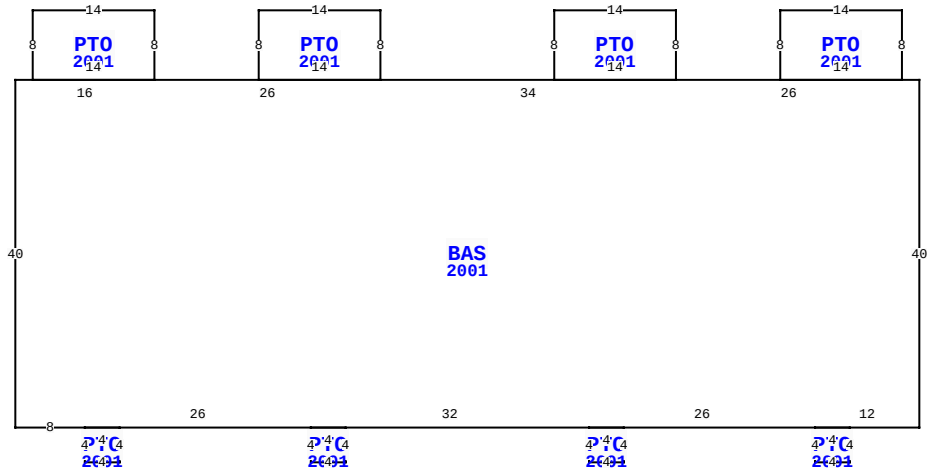
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	2001	4,160	548,520
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
TOTALS	4,672			4,188	552,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,188	174.7872	148.57	622,211	2001	2001	0	0	0	11.25	88.75

3 APARTMENT – 0% - 0 Heated Area: 4160 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE	04/17/2025 REA	AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,543,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,543,178
SOH/AGL Deduction	3,182,382
ASSESSED VALUE	4,360,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,360,796
TOTAL JUST VALUE	7,543,178
NCON VALUE	0
INCOME VALUE	7,543,178
PREVIOUS YEAR MKT VALUE	6,197,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 PTO=[YR=2001] N8 W14 S8 E14 $ W26 PTO=[YR=2001] N8 W14 S8 E14 $ W34 PTO=[YR=2001] N8 W14 S8 E14 $ W26 PTO=[YR=2001] N8 W14 S8 E14 $ W16 S40 E8 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E32 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E12 N40 $.

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 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2025

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

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PTO	16	5	2001	1	133
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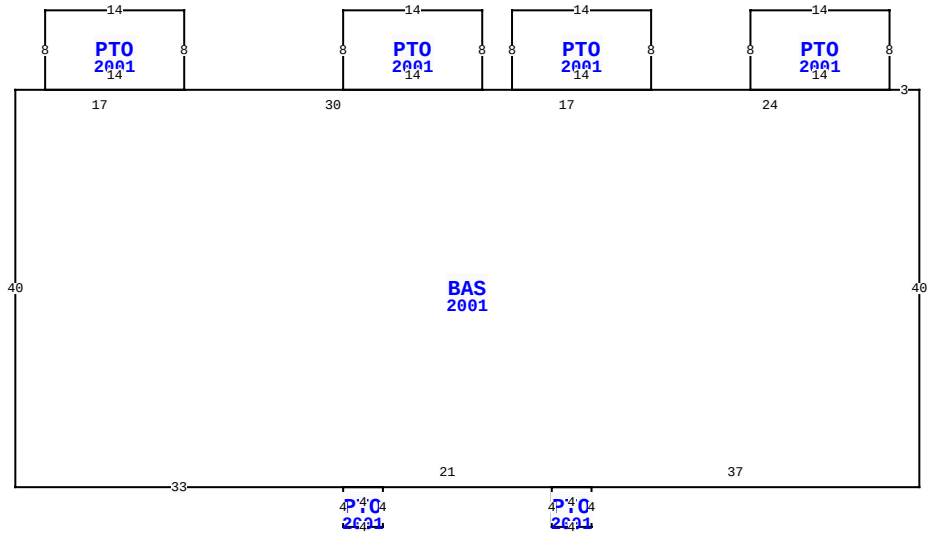
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
TOTALS	4,120			3,666	488,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,666	176.5008	150.03	550,010	2001	2001	0	0	0	11.25	88.75

4 APARTMENT – 0% - 0 Heated Area: 3640 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017	KK	LGL DATE
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INC DATE	04/17/2025	REA	AG DATE

NASSAU COUNTY PROPERTY

PAGE 4 of 14 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,543,178
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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BUILDING DIMENSIONS

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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

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	CONSRV

REVIEW DATE 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 84-86
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2025

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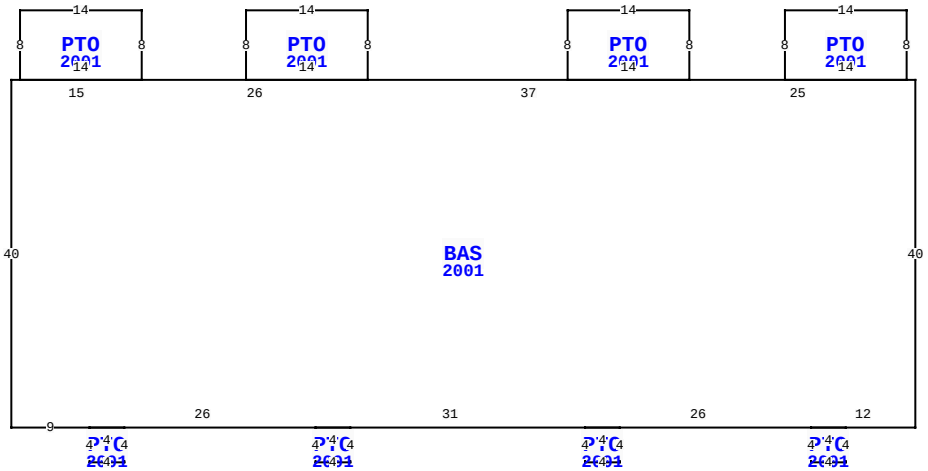
5 APARTMENT – 0% - 0 Heated Area: 4160 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE	04/17/2025	REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 14 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
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GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W1 PTO=[YR=2001] N8 W14 S8 E14 $ W25 PTO=[YR=2001] N8 W14 S8 E14 $ W37PTO=[YR=2001] N8 W14 S8 E14 $ W26 PTO=[YR=2001] N8 W14 S8 E14 $ W15 S40 E9 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E31 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E12 N40 $.

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 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2025

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

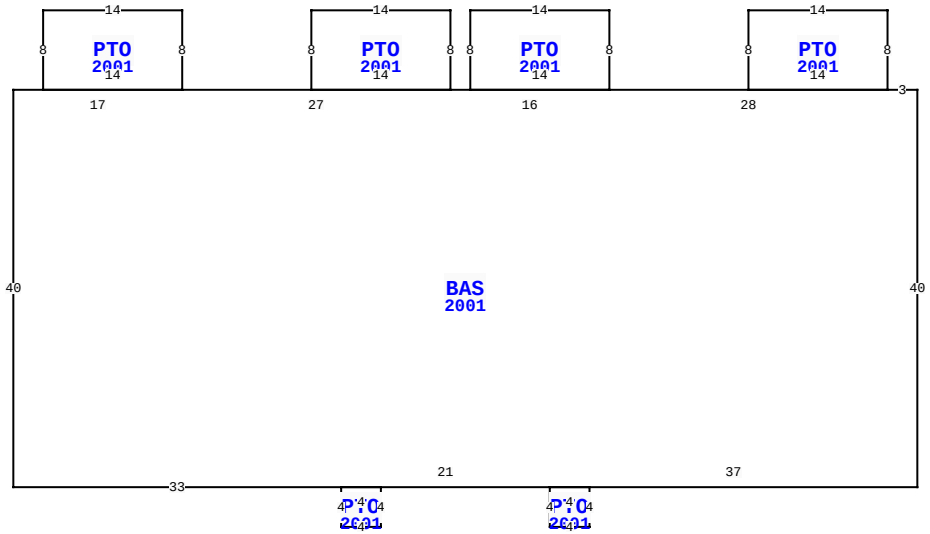
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,640	100	2001	3,640	484,672
PTO	16	5	2001	1	133
PTO	16	5	2001	1	133
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
TOTALS	4,120			3,666	488,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,666	176.5008	150.03	550,010	2001	2001	0	0	0	11.25	88.75

6 APARTMENT – 0% - 0 Heated Area: 3640 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE	04/17/2025	REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 6 of 14 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,543,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,543,178
SOH/AGL Deduction	3,182,382
ASSESSED VALUE	4,360,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,360,796
TOTAL JUST VALUE	7,543,178
NCON VALUE	0
INCOME VALUE	7,543,178
PREVIOUS YEAR MKT VALUE	6,197,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 PTO=[YR=2001] N8 W14 S8 E14 $ W28 PTO=[YR=2001] N8 W14 S8 E14 $ W16 PTO=[YR=2001] N8 W14 S8 E14 $ W27 PTO=[YR=2001] N8 W14 S8 E14 $ W17 S40 E33 PTO=[YR=2001] S4 E4 N4 W4 $ E21 PTO=[YR=2001] S4 E4 N4 W4 $ E37 N40 $.

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

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	CONSRV

REVIEW DATE 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2025

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS

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Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

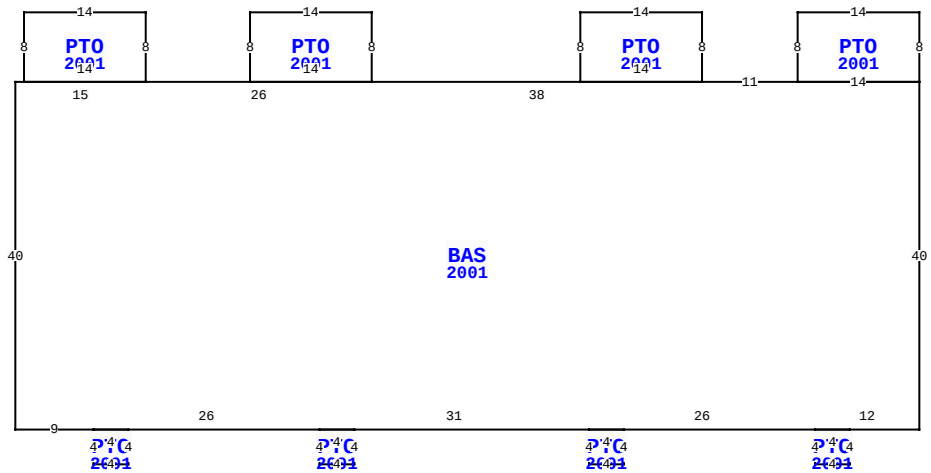
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	2001	4,160	548,520
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
TOTALS	4,672			4,188	552,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,188	174.7872	148.57	622,211	2001	2001	0	0	0	11.25	88.75

7 APARTMENT – 0% - 0 Heated Area: 4160 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017	KK	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 7 of 14 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
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TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,543,178
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TOTAL JUST VALUE	7,543,178
NCON VALUE	0
INCOME VALUE	7,543,178
PREVIOUS YEAR MKT VALUE	6,197,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W14 S8 BAS=[YR=2001] W11 PTO=[YR=2001] N8 W14 S8 E14 $ W38 PTO=[YR=2001] N8 W14 S8 E14 $ W26 PTO=[YR=2001] N8 W14 S8 E14 $ W15 S40 E9 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E31 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E12 N40 W14 $ E14 N8 $.

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

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	CONSRV

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S-1 OF LOTS 84-86
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PT ABND R/W RES #2007-175

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

2025

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS

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Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

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MARKET ADJUSTMENTS

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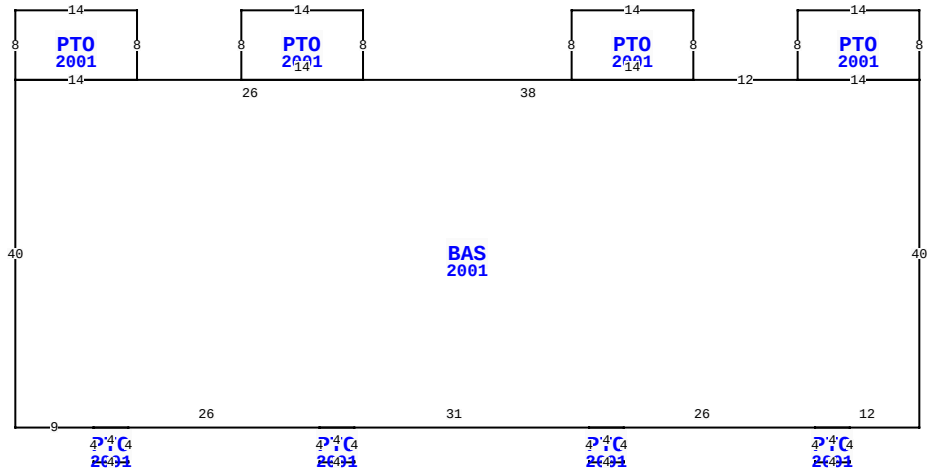
8 APARTMENT – 0% - 0 Heated Area: 4160 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE	04/17/2025 REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 8 of 14 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
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NCON VALUE	0
INCOME VALUE	7,543,178
PREVIOUS YEAR MKT VALUE	6,197,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTEE: MARSH COVE SOMERSET						
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GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W14 S8 BAS=[YR=2001] W12 PTO=[YR=2001] N8 W14 S8 E14 $ W38 PTO=[YR=2001] N8 W14 S8 E14 $ W26 PTO=[YR=2001] N8 W14 S8 E14 $ W14 S40 E9 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E31 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E12 N40 W14 $ E14 N8 $.

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

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	CONSRV

REVIEW DATE 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 84-86
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MARSH COVE SOMERSET LLC/
3190 NORTHEAST EXPRESSWAY, SUITE 400
ATLANTA, GA 30341

2025

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

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PTO	16	5	2001	1	133
PTO	20	5	2001	1	133
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
TOTALS	4,140			3,667	488,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,667	176.5008	150.03	550,160	2001	2001	0	0	0	11.25	88.75

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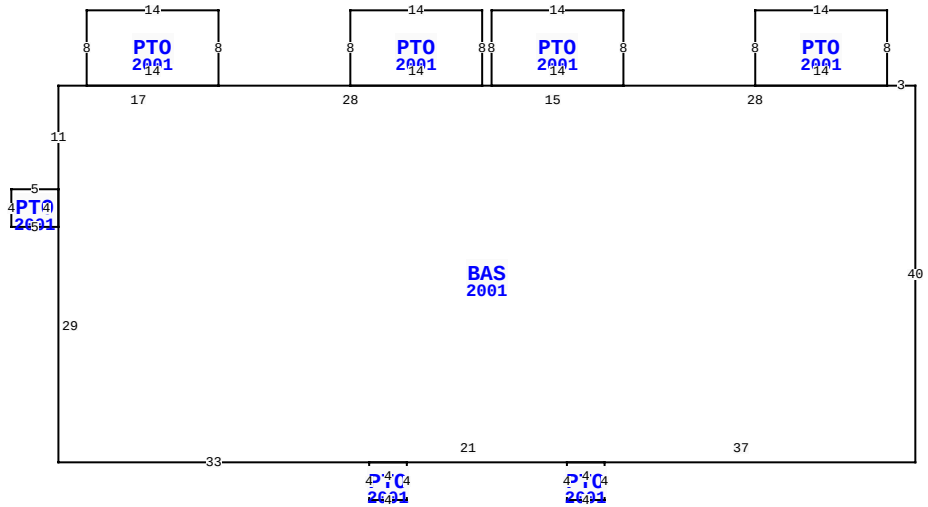

96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017	KK	LGL DATE
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,543,178
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: TCA LLC						
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BUILDING NOTES

BUILDING DIMENSIONS

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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

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	CONSRV

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2025

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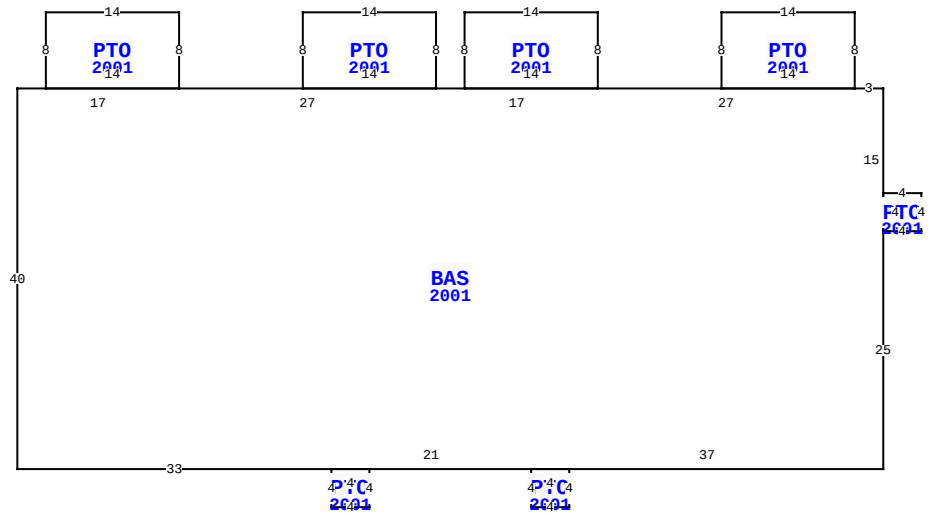

96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017 KK	LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 10 of 14 2

VALUATION SUMMARY

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BUILDING DIMENSIONS

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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

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Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

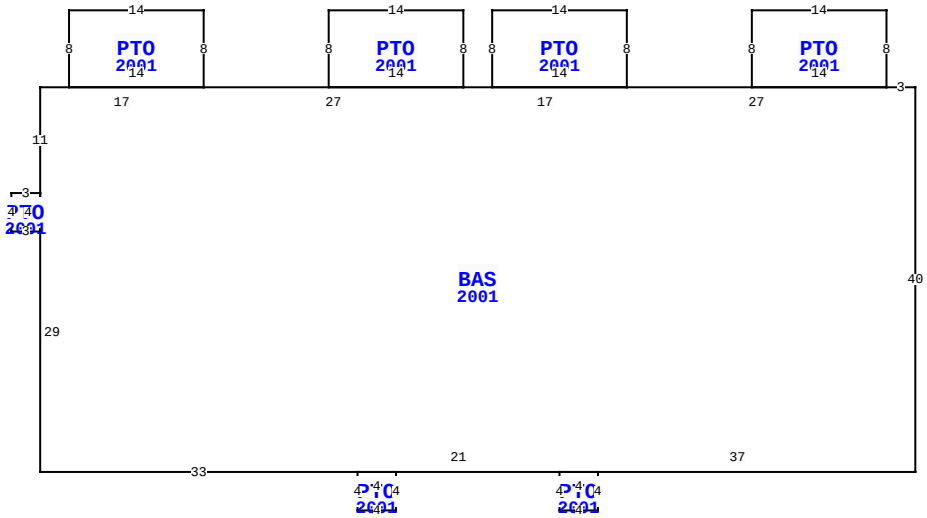
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,640	100	2001	3,640	484,672
PTO	12	5	2001	1	133
PTO	16	5	2001	1	133
PTO	16	5	2001	1	133
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
TOTALS	4,132			3,667	488,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,667	176.5008	150.03	550,160	2001	2001	0	0	0	11.25	88.75

11 APARTMENT – 0% - 0 Heated Area: 3640 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017	KK	LGL DATE
XF DATE			LAND DATE
INC DATE	04/17/2025	REA	AG DATE

NASSAU COUNTY PROPERTY

PAGE 11 of 14 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,543,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,543,178
SOH/AGL Deduction	3,182,382
ASSESSED VALUE	4,360,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,360,796
TOTAL JUST VALUE	7,543,178
NCON VALUE	0
INCOME VALUE	7,543,178
PREVIOUS YEAR MKT VALUE	6,197,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 PTO=[YR=2001] N8 W14 S8 E14 $ W27 PTO=[YR=2001] N8 W14 S8 E14 $ W17 PTO=[YR=2001] N8 W14 S8 E14 $ W27 PTO=[YR=2001] N8 W14 S8 E14 $ W17 S11 PTO=[YR=2001] W3 S4 E3 N4 $ S29 E33 PTO=[YR=2001] S4 E4 N4 W4 $ E21 PTO=[YR=2001] S4 E4 N4 W4 $ E37 N40 $.

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 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2025

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

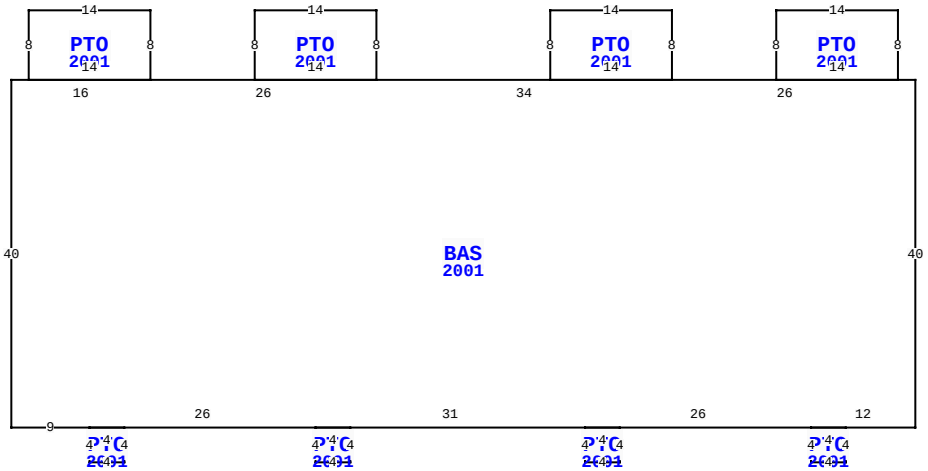
DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,160	100	2001	4,160	548,520
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	16	5	2001	1	132
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
PTO	112	5	2001	6	791
TOTALS	4,672			4,188	552,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,188	174.7872	148.57	622,211	2001	2001	0	0	0	11.25	88.75

12 APARTMENT – 0% - 0 Heated Area: 4160 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE	04/17/2025	REA	AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,543,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,543,178
SOH/AGL Deduction	3,182,382
ASSESSED VALUE	4,360,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,360,796
TOTAL JUST VALUE	7,543,178
NCON VALUE	0
INCOME VALUE	7,543,178
PREVIOUS YEAR MKT VALUE	6,197,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 PTO=[YR=2001] N8 W14 S8 E14 $ W26 PTO=[YR=2001] N8 W14 S8 E14 $ W34 PTO=[YR=2001] N8 W14 S8 E14 $ W26 PTO=[YR=2001] N8 W14 S8 E14 $ W16 S40 E9 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E31 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E12 N40 $.

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 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2025

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

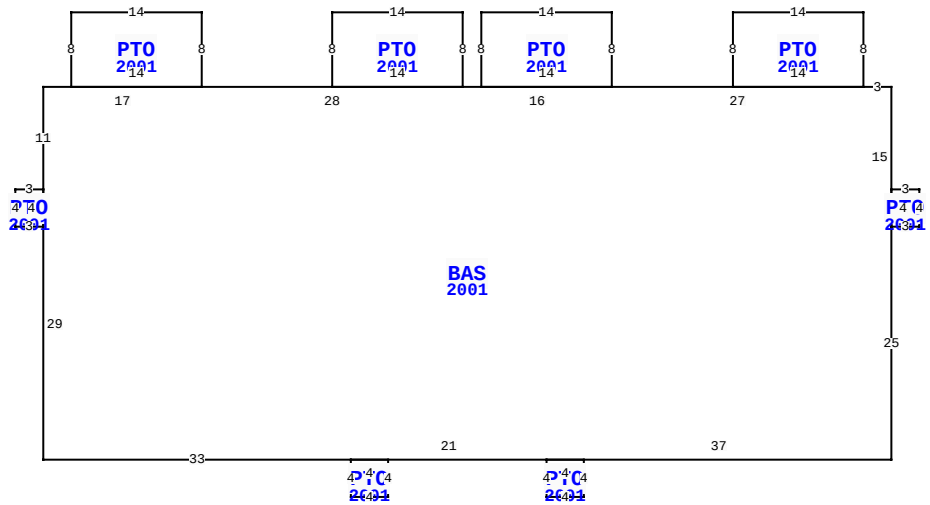
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,640	100	2001	3,640	484,672
PTO	12	5	2001	1	133
PTO	12	5	2001	1	133
PTO	16	5	2001	1	133
PTO	16	5	2001	1	133
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
PTO	112	5	2001	6	799
TOTALS	4,144			3,668	488,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,668	176.5008	150.03	550,310	2001	2001	0	0	0	11.25	88.75

13 APARTMENT – 0% - 0 Heated Area: 3640 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017	KK	LGL DATE
XF DATE			LAND DATE
INC DATE	04/17/2025	REA	AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,543,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,543,178
SOH/AGL Deduction	3,182,382
ASSESSED VALUE	4,360,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,360,796
TOTAL JUST VALUE	7,543,178
NCON VALUE	0
INCOME VALUE	7,543,178
PREVIOUS YEAR MKT VALUE	6,197,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1830/1174	12/12/2012	WD	U	I	40	6,400,000
GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 PTO=[YR=2001] N8 W14 S8 E14 $ W27 PTO=[YR=2001] N8 W14 S8 E14 $ W16 PTO=[YR=2001] N8 W14 S8 E14 $ W28 PTO=[YR=2001] N8 W14 S8 E14 $ W17 S11 PTO=[YR=2001] W3 S4 E3 N4 $ S29 E33 PTO=[YR=2001] S4 E4 N4 W4 $ E21 PTO=[YR=2001] S4 E4 N4 W4 $ E37 N25 PTO=[YR=2001] E3 N4 W3 S4 $ N15 $.

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 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

S-1 OF LOTS 84-86
IN OR 1830/1174
PT ABND R/W RES #2007-175

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

2025

00-00-30-044B-0084-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
Quality	06	Quality Level 06

DOR CODE 0300 MULTI-FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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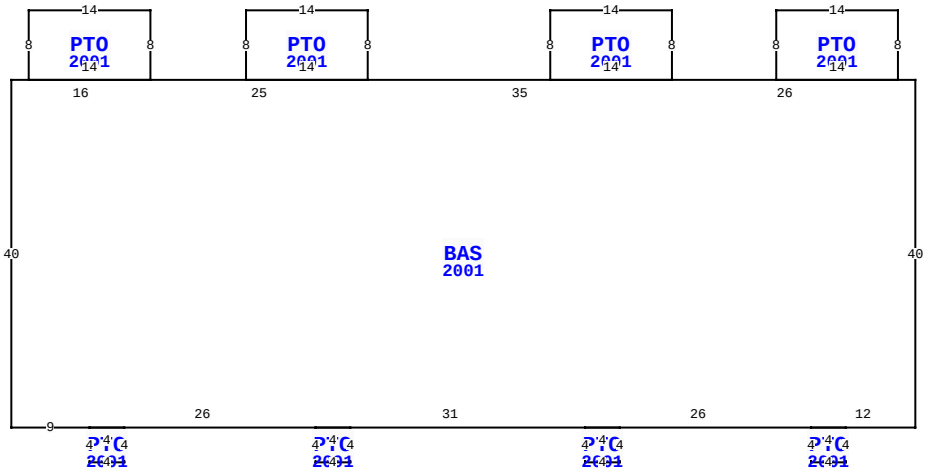
TOTALS	4,672			4,188	552,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,188	174.7872	148.57	622,211	2001	2001	0	0	0	11.25	88.75

14 APARTMENT – 0% - 0 Heated Area: 4160 HX Base Yr



96030 SOMERSET DR, FERNANDINA BEACH

BLD DATE	10/20/2017	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE	04/17/2025	REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 14 of 14 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	7,543,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,543,178
SOH/AGL Deduction	3,182,382
ASSESSED VALUE	4,360,796
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PREVIOUS YEAR MKT VALUE	6,197,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: TAG-S LLC						
GRANTEE: MARSH COVE SOMERSET						
1409/0720	5/03/2006	WD	U	I	12	6,131,400
GRANTOR: TCA LLC						
GRANTEE: TAG-S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 PTO=[YR=2001] N8 W14 S8 E14 $ W26 PTO=[YR=2001] N8 W14 S8 E14 $ W35 PTO=[YR=2001] N8 W14 S8 E14 $ W25 PTO=[YR=2001] N8 W14 S8 E14 $ W16 S40 E9 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E31 PTO=[YR=2001] S4 E4 N4 W4 $ E26 PTO=[YR=2001] S4 E4 N4 W4 $ E12 N40 $.

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 04/29/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS