

BLOCK 9 LOTS 1 THRU 4 E 35
FT OF 6 THRU 9
IN OR 2418/817

JACKSON RICHARD S & CELESTE E
2285 SADDLESPPRINGS DR
ALPHARETTA, GA 30004

2023

00-00-31-1680-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

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Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1053.00

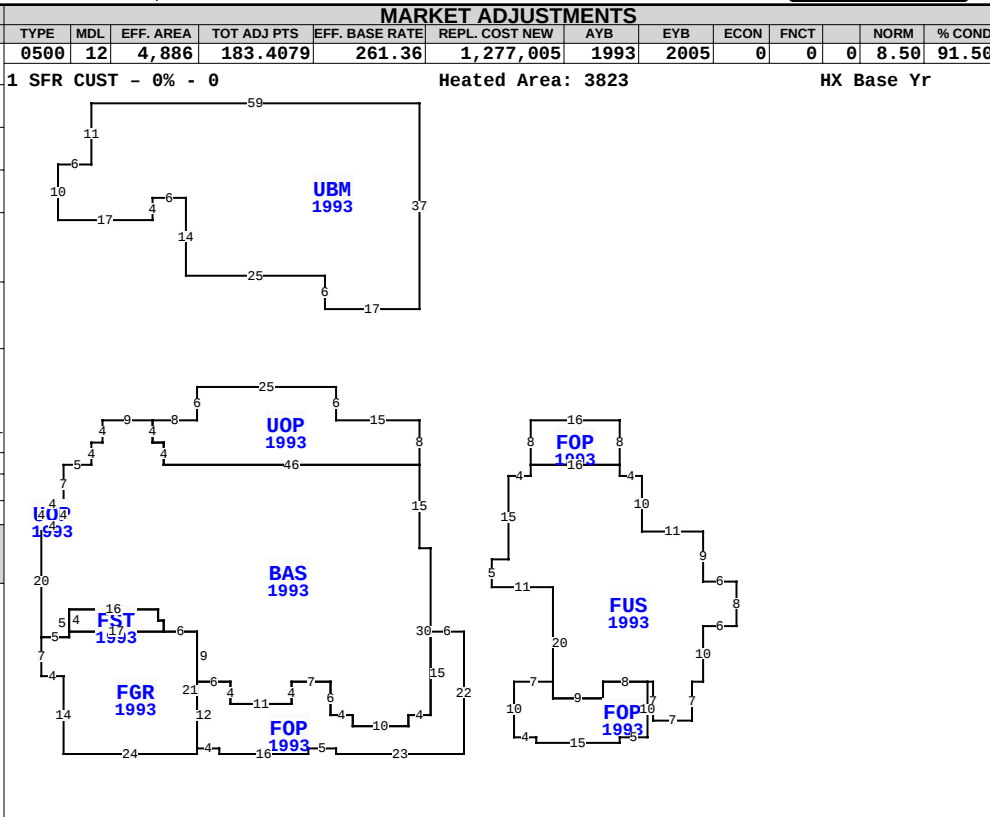
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,603	100	2,603	622,493
FGR	555	55	305	72,939
FOP	128	30	38	9,088
FOP	228	30	68	16,261
FOP	497	30	149	35,633
FST	66	55	36	8,609
FUS	1,220	100	1,220	291,756
UBM	1,797	20	359	85,853
UOP	16	20	3	717
UOP	526	20	105	25,110
TOTALS	7,636		4,886	1,168,460

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
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	3,040	
2	0825	BRICK	0	0	0	0	591.00	SF	12.50	12.50	100	1993	1993	3	90	6,649	
3	0825	BRICK	0	0	0	0	1,112.00	SF	12.50	12.50	100	1993	1993	3	90	12,510	
4	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	1993	1993	3	68	141	
5	1126	CB/STC 8"	0	0	0	0	992.00	SF	8.00	8.00	100	1993	1993	3	68	5,396	
6	1126	CB/STC 8"	0	0	0	0	841.00	SF	8.00	8.00	100	1999	1999	3	79	5,315	
7	1242	WD DECK A	0	0	9	6	54.00	SF	10.00	10.00	100	1990	1990	3	20	108	
8	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1990	1990	3	20	96	

LAND DESCRIPTION			TOTAL OB/XF 33,255														
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
1	000120	C	SFR OCN FT	0			100.00	400.00	100.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	1,652,000

REVIEW DATE 02/22/2023 BY DJ



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

TOTAL OB/XF 33,255																
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Total Acres: 0.00 Total Land Value: 1,652,000 Market: 0 Agricultural: 0 Common: 1,652,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,168,460
TOTAL MARKET OB/XF VALUE		33,255
TOTAL LAND VALUE - MARKET		1,652,000
TOTAL MARKET VALUE		2,853,715
SOH/AGL Deduction		0
ASSESSED VALUE		2,853,715
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,853,715
TOTAL JUST VALUE		2,853,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,810,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222519	SWIM POOL	75,000	12/15/2022
20211283	ADDITION	1,500,000	05/19/2021
20210058	REMODEL	0	04/27/2021
20111209	REPAIR/RRF	8,600	07/25/2011
B984649	XFOB	11,960	12/14/1998
7392	XFOB	6,000	10/26/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2418/0817	12/16/2020	WD	Q	I	01

GRANTOR: PARFITT DIANNE
GRANTEE: JACKSON RICHARD S &
1713/0443 11/19/2010 QC U I 11 100
GRANTOR: PARFITT DIANNE
GRANTEE: PARFITT DIANNE

BUILDING NOTES									

BUILDING DIMENSIONS
UOP=[YR=1993] W15 N6 W25 S6 W8 BAS=[YR=1993] W9 S4W2 S4 W5 S7
UOP=[YR=1993] W4 S4 E4 N4\$ S4 W4 S20 FGR=[YR=1993] S7E4S14E24
N1FOP=[YR=1993] E4 S1 E16N1E5S1 E23N22W6S15W4
S2W10N2W4N6W7S4 W11 N4W6S12\$ N21W6FST=[YR=1993]
N2W1N2W16S4E17\$ W17S1 W5\$E5N5E16S2E1 S2E6S9E6 S4E11N4
E7S6E4S2E10N2 E4N30W2 N15W46N4W2N4\$S4E2S4E46 N8\$PTR=
E20FOP=[YR=1993] E16 S8FUS=[YR=1993] S2E4 S10E11S9E6S8W6S10W2
S7W7N7W1 FOP=[YR=1993] S10W5S1W15N1W4N10E7S3 E9
N3E8\$W8S3W9N20W11N5E3N15E4 N2 E16\$W16N8\$W20\$PTR=N20
UBM=[YR=1993] N37W59S11W6S10E17N4E6 S14E2S56 E17\$S20\$.

PRINTED 08/02/2023 BY SYS