

LOT 105
IN OR 1729/504
CASE NO: 00525-FM OR 787/696

BOSSHARDT ROBERT H
8990 RIDGEMONT DRIVE
SANDY SPRINGS, GA 30350

2023

01-6N-29-1300-0105-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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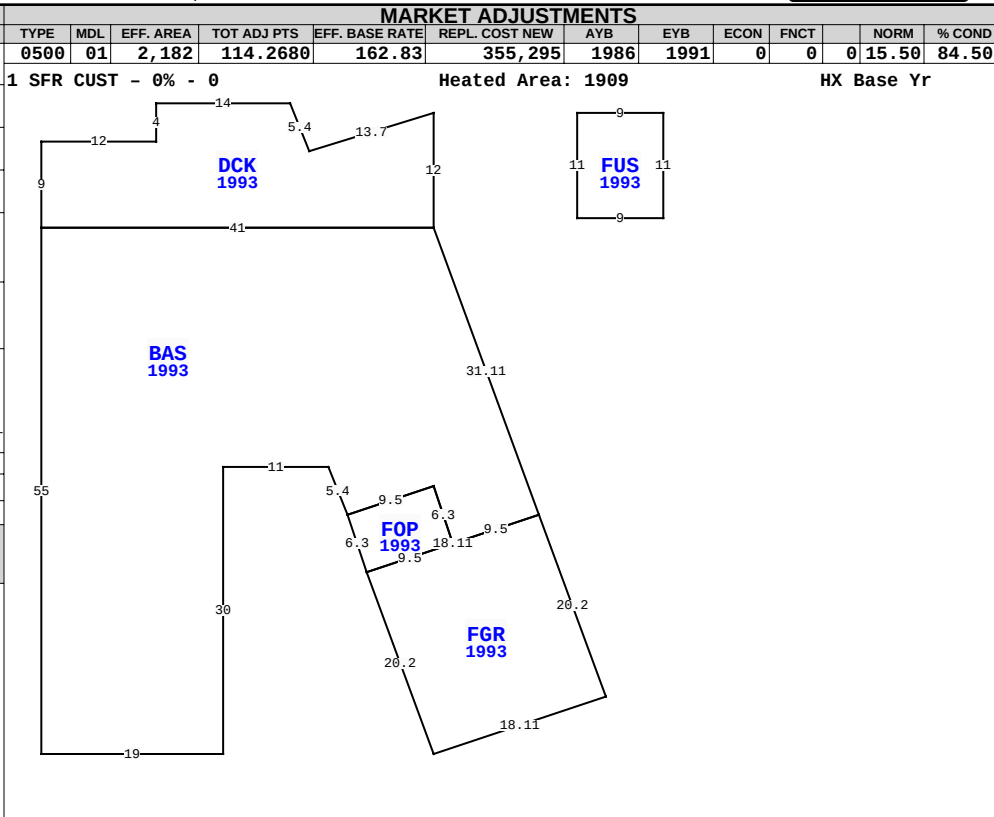
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	1,810	249,040
DCK	441	10	44	6,054
FGR	384	55	211	29,032
FOP	60	30	18	2,477
FUS	99	100	99	13,621

TOTALS	2,794		2,182	300,224
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	673.00	SF	5.20
3	0850	PEBBLE WLK	0	0	0	0	293.00	SF	3.50
4	1125	CB/STC 6"	0	0	0	0	240.00	SF	7.35
5	1242	WD DECK A	0	0	0	0	87.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00

REVIEW DATE	04/27/2020	BY	DJA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

15 BELTED KINGFISHER, FERNANDINA BEACH	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	2,000.00	100	1986	1986	3	62	1,240	
5.20	5.20	100	1986	1986	3	52	1,820	
3.50	3.50	100	1986	1986	3	52	533	
7.35	7.35	100	1986	1986	3	52	917	
10.00	10.00	100	1991	1991	3	20	174	

TOTAL OB/XF									
4,684									

Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	300,224		
TOTAL MARKET OB/XF VALUE	4,684		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	654,908		
SOH/AGL Deduction	201,984		
ASSESSED VALUE	452,924		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	452,924		
TOTAL JUST VALUE	654,908		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	497,060		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7277	ADDITION	90,000	06/03/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1729/0504	3/11/2011	WD	Q	I	01
GRANTOR: LAFITTE KENNETH M ETA					SALE PRICE
GRANTEE: BOSSHARDT ROBERT H					335,000
0339/0206	6/01/1981	WD	Q	V	
GRANTOR:					23,000
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1993] L13 D4 U5 L2 W14 S4 W12 S9 BAS=[YR=1993] S55 E19 N30 E11 D5 R2 FOP=[YR=1993] D6 R2 FGR=[YR=1993] D19 R7 U6 R18 U19 L7 D6 L18 \$ U3 R9 U6 L2 D3 L9 \$ U3 R9 D6 R2 U3 R9 U30 L11 W41\$ E41 N12\$ PTR=E15 FUS=[YR=1993] E9 S11 W9N11\$ W15\$.									