

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

2024

00-00-31-1680-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	5	100
Bathrooms	6	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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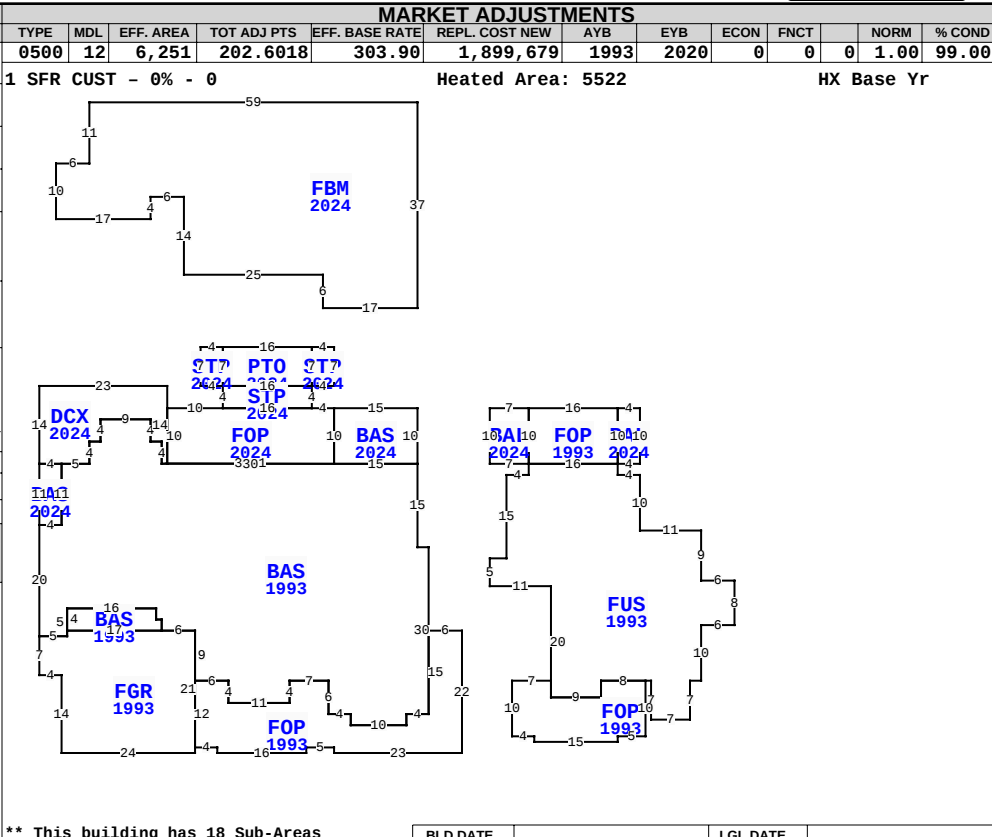
NEIGHBORHOOD/LOC	1053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	1,805
BAL	70	15	10	3,009
BAS	66	100	66	19,856
BAS	2,604	100	2,604	783,442
BAS	44	100	44	13,238
BAS	150	100	150	45,129
DCX	234	15	35	10,531
FBM	1,797	80	1,438	432,638
FGR	555	55	305	91,763
FOP	160	30	48	14,441
TOTALS	8,197		6,251	1,880,682

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
5	1126	CB/STC 8"	0	0	0	0	992.00	SF	8.00	8.00	100	1993	1993	3	66	5,238	
6	1126	CB/STC 8"	0	0	0	0	841.00	SF	8.00	8.00	100	1999	1999	3	77	5,181	
9	0504	FP-ELECTRI	1	0	0	0	2.00	UT	4,000.00	4,000.00	100	2024	2023		100	8,000	
10	0811	CONCRETE B	1	0	0	0	1,737.00	SF	5.20	5.20	100	2024	2023		100	9,032	
11	0857	SANDSTONE/	1	0	0	0	492.00	SF	16.00	16.00	100	2024	2023		100	7,872	
12	0600	SUMMER KIT	1	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
13	0861	POOL GUNIT	0	0	0	0	934.00	SF	85.00	85.00	100	2024	2023		100	79,390	
14	0857	SANDSTONE/	0	0	0	0	2,658.00	SF	16.00	16.00	100	2024	2023		100	42,528	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C



** This building has 18 Sub-Areas	BLD DATE	LGL DATE	05/07/2024	MLU
4020 S FLETCHER AVE, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			162,241
L N	USE CODE	CLS	ADJ UNIT PRICE
1	000120	C	16,500.00

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L N	USE CODE	CLS	ADJ UNIT PRICE
1	000120	C	16,500.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	1,880,682			
TOTAL MARKET OB/XF VALUE	162,241			
TOTAL LAND VALUE - MARKET	1,947,000			
TOTAL MARKET VALUE	3,989,923			
SOH/AGL Deduction	62,939			
ASSESSED VALUE	3,926,984			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	3,926,984			
TOTAL JUST VALUE	3,989,923			
NCON VALUE	1,044,501			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	2,853,715			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211283	SFR RMDL COMPLETE		04/20/2023
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

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2418/0817	12/16/2020	WD Q
GRANTOR: PARFITT DIANNE		
GRANTEE: JACKSON RICHARD S &		
1713/0443	11/19/2010	QC U I 11
GRANTOR: PARFITT DIANNE		
GRANTEE: PARFITT DIANNE		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993;ORIG=-48,0]	W9 S4 W2 S4 W5 S11 W4 S20 E5 N5 E16	
S2 E1 S2 E6 S9 E6 S4 E11 N4 E7 S6 E4 S2 E10 N2 E4 N30 W2 N15		
W15 U0.1L30.1 D0.1L0.11 N4 W2 N4 \$		
FUS=[YR=1993;ORIG=36,8]	S2 E4 S10 E11 S9 E6 S8 W6 S10 W2 S7	
W7 N7 W1 W8 S3 W9 N20 W11 N5 E3 N15 E4 N2 E16 \$		
FGR=[YR=1993;ORIG=-68,39]	S7 E4 S14 E24 N1 N21 W6 W17 S1 W5 \$	
FOP=[YR=1993;ORIG=-40,59]	E4 S1 E16 N1 E5 S1 E23 N22 W6 S15	
W4 S2 W10 N2 W4 N6 W7 S4 W11 N4 W6 S12 \$		
FOP=[YR=2024;ORIG=-15,8]	W30 N10 E10 E16 E4 S10 \$	
DCX=[YR=2024;ORIG=-45,8]	W1 N4 W2 N4 W9 S4 W2 S4 W5 W4 N14	
E23 S14 \$		
FOP=[YR=1993;ORIG=41,47]	S10 W5 S1 W15 N1 W4 N10 E7 S3 E9 N3	