

TRACT 46
CEDAR POINT
SEA MARSH VLG UNIT 2 PB 4/16

RICCARDI LOUIS A & KATIANNE G
PO BOX 336
AMERICUS, GA 31709

2024

01-6N-29-0300-0046-0000



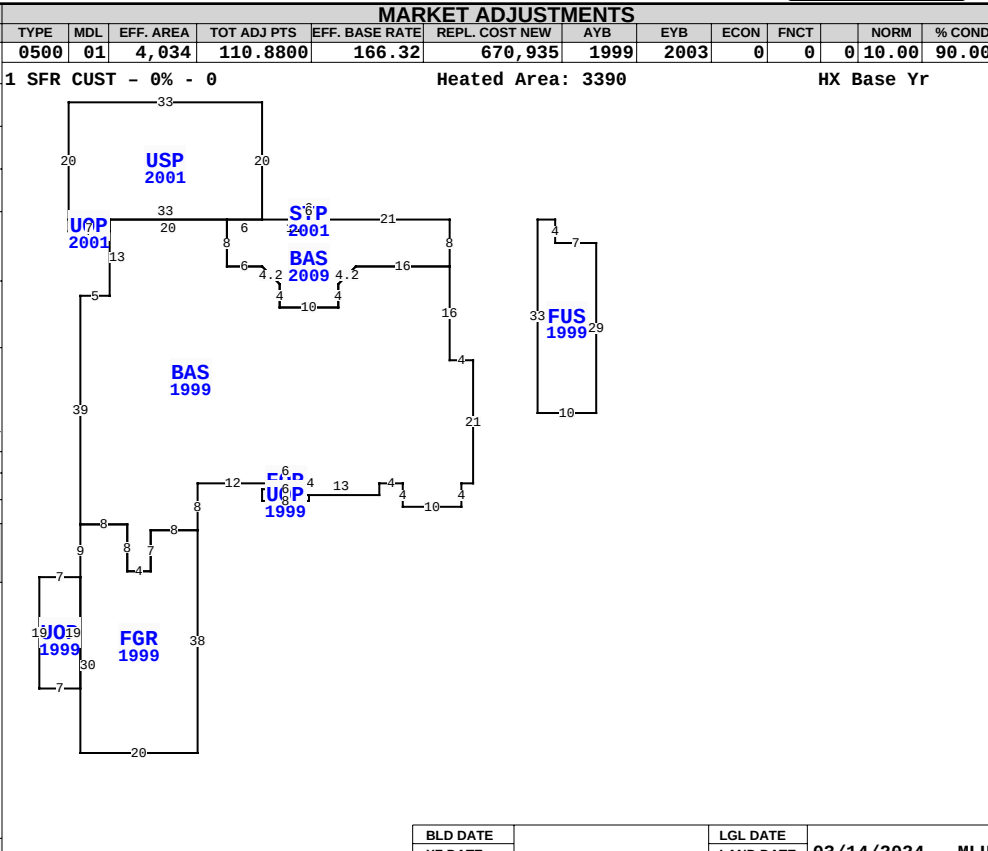
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,705	100	2,705	404,906
BAS	383	100	383	57,331
FGR	740	55	407	60,923
FOP	18	30	5	749
FUS	302	100	302	45,206
STP	12	10	1	149
UOP	15	20	3	449
UOP	133	20	27	4,042
UOP	14	20	3	449
USP	660	30	198	29,638
TOTALS	4,982		4,034	603,842

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	0810	CONCRETE A	0	0	0	0	2,140.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50
4	0861	POOL GUNIT	0	0	20	11	220.00	SF	85.00
5	1126	CB/STC 8"	0	0	0	0	82.00	SF	8.00
6	0855	CONC PAVER	0	0	0	0	340.00	SF	7.00

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		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
20,280									
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	0810	CONCRETE A	0	0	0	0	2,140.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50
4	0861	POOL GUNIT	0	0	20	11	220.00	SF	85.00
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1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,034	110.8800	166.32	670,935	1999	2003	0	0	10.00	90.00

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VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		603,842
TOTAL MARKET OB/XF VALUE		20,280
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,124,122
SOH/AGL Deduction		45,955
ASSESSED VALUE		1,078,167
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,078,167
TOTAL JUST VALUE		1,124,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,047,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018594	XFOB	7,000	07/01/2001
B9805227	NEW CONSTR	149,715	07/06/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2499/0951	9/23/2021	WD Q	Q	I	02
GRANTOR: COTTLE STANLEY H & DE					
GRANTEE: RICCARDI LOUIS A &					
1127/0182	4/03/2003	WD U	I	23	515,000
GRANTOR: HERRON JAMES E & DAPH					
GRANTEE: COTTLE STANLEY & DE					

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/14/2024 MLU									

BUILDING DIMENSIONS									
BAS=[YR=2009] W21 STP=[YR=2001] N2 W6 S2 E6 \$									
W11 USP=[YR=2001] N20 W33 S20 UOP=[YR=2001] S2 E7 N2 W7 \$									
E33 \$ W6 BAS=[YR=1999] W20 S13 W5 S39 FGR=[YR=1999] S9									
UOP=[YR=1999] W7 S19 E7 N19 \$ S30 E20 N38 W8 S7W4 N8 W8 \$ E8									
S8 E4 N7 E8 N8 E12 FOP=[YR=1999] S1 UOP=[YR=1999] W1 S2E8									
N1 W1 N1 W6 \$ E6 N3 W6 S2 \$N2 E6 S4 E13 N2 E4 S4 E10 N4 E2									
N21 W4 N16 W16 D3 L3 S4 W10 N4 U3 L3 W6 N8 \$ S8 E6 D3 R3									
S4 E10 N4 U3 R3 E16 N8\$ PTR= E15FUS=[YR=1999] E3 S4 E7 S29									
W10 N33 \$ W15 \$.									