

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

BOSSHARDT ROBERT H
8990 RIDGEMONT DRIVE
SANDY SPRINGS, GA 30350

2024

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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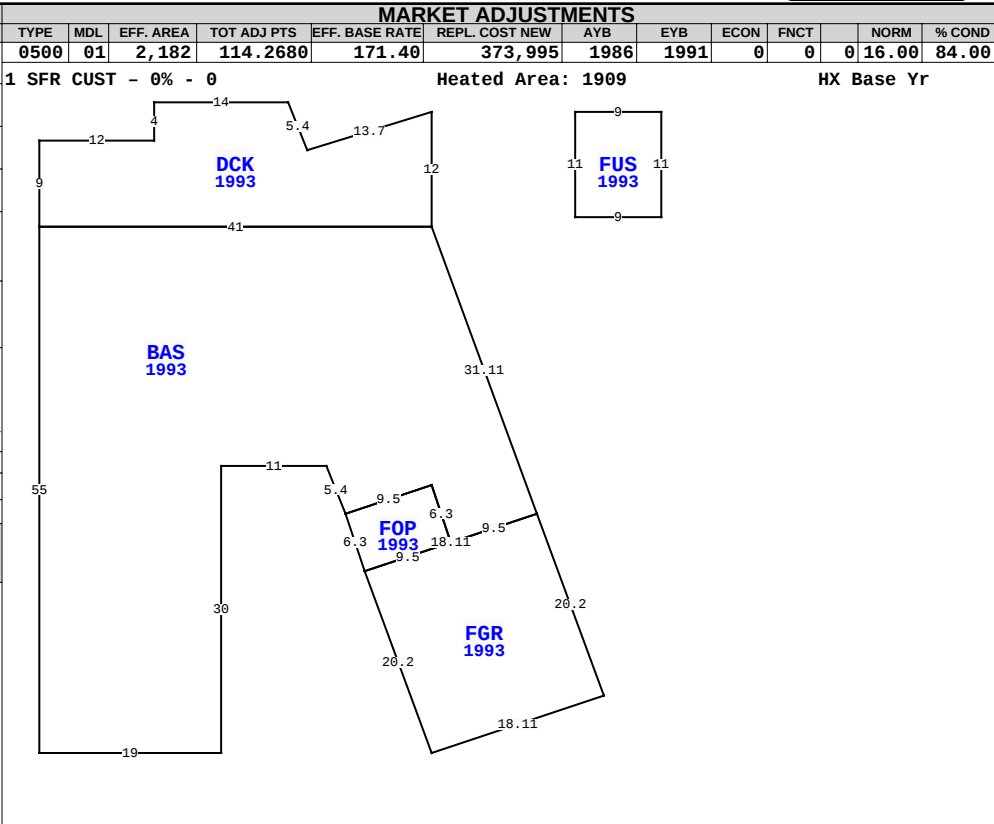
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	1,810	260,597
DCK	441	10	44	6,335
FGR	384	55	211	30,379
FOP	60	30	18	2,591
FUS	99	100	99	14,254

TOTALS	2,794		2,182	314,156
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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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986
2	0811	CONCRETE B	0	0	0	0	673.00	SF	5.20	5.20	100	1986
3	0850	PEBBLE WLK	0	0	0	0	293.00	SF	3.50	3.50	100	1986
4	1125	CB/STC 6"	0	0	0	0	240.00	SF	7.35	7.35	100	1986
5	1242	WD DECK A	0	0	0	0	87.00	SF	10.00	10.00	100	1991

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00

REVIEW DATE	04/27/2020	BY	DJA
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15 BELTED KINGFISHER, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
2	0811	CONCRETE B	0	0	0	0	673.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,732	
3	0850	PEBBLE WLK	0	0	0	0	293.00	SF	3.50	3.50	100	1986	1986	3	49.5	508	
4	1125	CB/STC 6"	0	0	0	0	240.00	SF	7.35	7.35	100	1986	1986	3	49.5	873	
5	1242	WD DECK A	0	0	0	0	87.00	SF	10.00	10.00	100	1991	1991	3	20	174	

TOTAL OB/XF												
4,487												

Total Acres: 0.00	Total Land Value: 450,000	Market: 0	Agricultural: 0	Common: 450,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		314,156	
TOTAL MARKET OB/XF VALUE		4,487	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		768,643	
SOH/AGL Deduction		270,427	
ASSESSED VALUE		498,216	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		498,216	
TOTAL JUST VALUE		768,643	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		654,908	

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	Q	I	01
GRANTOR: LAFITTE KENNETH M ETA					
GRANTEE: BOSSHARDT ROBERT H					
0339/0206	6/01/1981	WD Q	Q	V	
GRANTOR:					
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\$.					