LOT 73
IN OR 2019/1530
LONG POINT #1 PB 5/85-89

HARDY JOHN R & ANNE B
7940 SADDLE RIDGE DR
ATLANTA, GA 30350

2024

03-6N-29-00LP-0073-0000

BUILDING CHARACTERISTICS

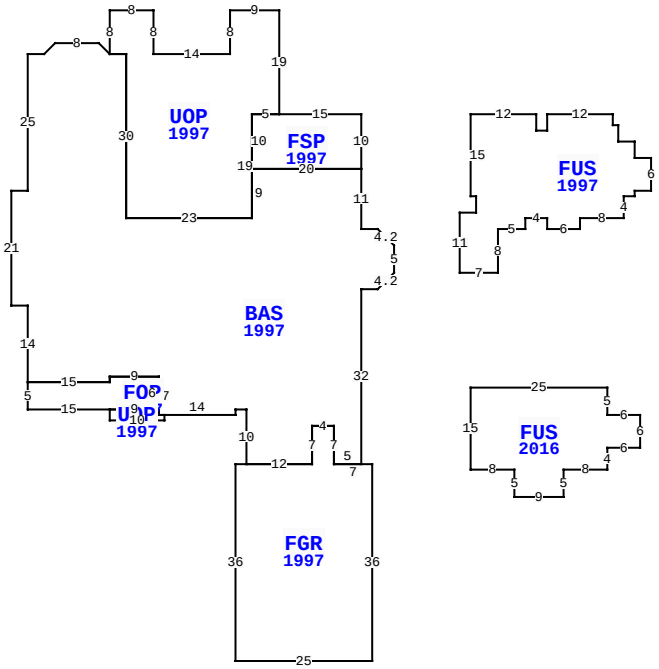
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,062	100	3,062	543,912
FGR	928	55	510	90,593
FOP	129	30	39	6,927
FSP	200	40	80	14,211
FUS	648	100	648	115,106
FUS	456	100	456	81,001
UOP	19	20	4	710
UOP	881	20	176	31,263
TOTALS	6,323		4,975	883,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,975	131.5800	197.37	981,916	1997	2003	0	0	0	10.00	90.00

1 SFR CUST - 0% - 0 Heated Area: 4166 HX Base Yr



32 SALT MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	883,724
TOTAL MARKET OB/XF VALUE	28,759
TOTAL LAND VALUE - MARKET	850,000
TOTAL MARKET VALUE	1,762,483
SOH/AGL Deduction	353,780
ASSESSED VALUE	1,408,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,408,703
TOTAL JUST VALUE	1,762,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,523,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632479	SWIM POOL	34,000	06/10/2016
B1631833	ADDITION	0	02/22/2016
M10324	MECH OTHER	0	09/01/2005
B9703641	NEW CONSTR	324,380	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/1530	12/18/2015	WD	Q	I	01	1,140,000
GRANTOR: MADDOX LATRELLE TRUST						
GRANTEE: HARDY JOHN R & ANNE						
1457/1766	11/08/2006	WD	Q	I		1,800,000
GRANTOR: VAN HAZEL REBECCA S						
GRANTEE: MADDOX GUY JR & LAT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1997] W15 UOP=[YR=1997] N19 W9 S8 W14 N8 W8 S8
BAS=[YR=1997] U2 L2 W8 D2 L2 W3 S25 W3 S21 E3 S14
FOP=[YR=1997] S5 E15 UOP=[YR=1997] S2 E10 N1 W1 N1 W9$ E9 N6
W9 S1 W15$ E15 N1 E9 S7 E14 N1 E2 S10 FGR=[YR=1997] W2 S36
E25 N36 W7 N7 W4 S7 W12$ E12 N7 E4 S7 E5 N32 E3 U3 R3 N5
U3 L3 W3 N11 W20 S9 W23 N30 W3$ E3 S30 E23 N19 E5$ W5S10 E20
N10$ PTR=E20 FUS=[YR=1997] E12 S3 E2 N3 E12 S2 E1 S3 E3 S3
E3 S6 W3 S1 W2 S4 W8 S2 W6 N2 W4 S2 W5 S8 W7 N11 E3 N3 W1N15$
W20$ PTR=E20 S50 FUS=[YR=2016] E25 S5 E6 S6 W6 S4 W8 S5 W9 N5
W8 N15$ N50 W20$.

EXTRA FEATURES

LN	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	1997	1997	3	80	1,600	
2	0855	CONC PAVER	0	0	0	0	2,584.00	SF	10.00	10.00	100	2016	2016	3	96	24,806	
3	0857	SANDSTONE/	0	0	0	0	67.00	SF	16.00	16.00	100	1997	1997	3	92	986	
4	1126	CB/STC 8"	0	0	0	0	223.00	SF	8.00	8.00	100	1997	1997	3	73	1,302	
5	0444	BOX FNC 4'	0	0	0	0	11.00	LF	6.50	6.50	100	1997	1997	3	20	14	
6	0445	BOX FNC 5'	0	0	0	0	9.00	LF	8.10	8.10	100	1997	1997	3	20	15	
7	0446	BOX FNC 6'	0	0	0	0	9.00	LF	20.00	20.00	100	1997	1997	3	20	36	

LAND DESCRIPTION

TOTAL OB/XF 28,759

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 08/06/2024 BY SYS