

LOT 36
IN OR 1580/1778
FIDDLERS WALK PB 5/237

RICKERSON ROBERT L & NANCY S
16714 US HWY 80
JEFFERSONVILLE, GA 31044

2024

46-3N-28-507F-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,058	100	2,058	260,813
FGR	484	55	266	33,711
FOP	45	30	14	1,774
FSP	208	40	83	10,518
PTO	220	5	11	1,394
TOTALS	3,015		2,432	308,210

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0	0	0	1,250.00	SF	4.00	4.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,432	117.2080	146.51	356,312	2005	2005	0	0	13.50	86.50

1 SNGL FAM - 0% - 0

TOTAL OB/XF											
6,080											

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6,080											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						308,210					
TOTAL MARKET OB/XF VALUE						6,080					
TOTAL LAND VALUE - MARKET						95,000					
TOTAL MARKET VALUE						409,290					
SOH/AGL Deduction						17,693					
ASSESSED VALUE						391,597					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						391,597					
TOTAL JUST VALUE						409,290					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						396,247					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22454	XFOB	550	05/01/2009
R11876	REPAIR/RRF	790	05/01/2009
B13471	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1580/1778	8/11/2008	WD	Q	I		277,500	
GRANTOR: SIMPSON H B & JACQULY							
GRANTEE: RICKERSON ROBERT L							
1342/1859	8/18/2005	WD	Q	I		345,000	
GRANTOR: KARLEN CUSTOM HOMES I							
GRANTEE: SIMPSON H B & JACQU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W26 PTO=[YR=2009] N10 W22 S10 E22\$ FSP=[YR=2005] W22 S10 E18 N3 E4 N7\$ S7 W4 S3 W18 N10W13 S46 E14 N4 E8 FOP=[YR=2005] S5 E9 N5 W9\$ E17 FGR=[YR=2005] S6 E22 N22 W22 S16\$ N16 E22 N26\$.											