

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

BOSSHARDT ROBERT H
8990 RIDGEMONT DRIVE
SANDY SPRINGS, GA 30350

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	1993	1,810	272,859
DCK	441	10	1993	44	6,633
FGR	384	55	1993	211	31,808
FOP	60	30	1993	18	2,714
FUS	99	100	1993	99	14,924

TOTALS	2,794			2,182	328,938
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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	0811	CONCRETE B	0	0	0	0	673.00	SF	5.20
3	0850	PEBBLE WLK	0	0	0	0	293.00	SF	3.50
4	1125	CB/STC 6"	0	0	0	0	240.00	SF	7.35
5	1242	WD DECK A	0	0	0	0	87.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00

REVIEW DATE	04/27/2020	BY	DJA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,182	114.2680	180.54	393,938	1986	1991	0	0	0	16.50	83.50
1 SFR CUST - 0% - 0 Heated Area: 1909 HX Base Yr												
15 BELTED KINGFISHER, FERNANDINA BEACH												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

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	58	1,160	
2	0811	CONCRETE B	0	0	0	0	673.00	SF	5.20	5.20	100	1986	1986	3	47	1,645	
3	0850	PEBBLE WLK	0	0	0	0	293.00	SF	3.50	3.50	100	1986	1986	3	47	482	
4	1125	CB/STC 6"	0	0	0	0	240.00	SF	7.35	7.35	100	1986	1986	3	47	829	
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														4,290	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	4				

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											STANDARD
VALUATION BY											
Tax Group: 5											
Tax Dist:											
BUILDING MARKET VALUE											328,938
TOTAL MARKET OB/XF VALUE											4,290
TOTAL LAND VALUE - MARKET											450,000
TOTAL MARKET VALUE											783,228
SOH/AGL Deduction											235,190
ASSESSED VALUE											548,038
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											548,038
TOTAL JUST VALUE											783,228
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											768,643

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	SALE PRICE	
1729/0504	3/11/2011	WD	Q	I	01	335,000	
GRANTOR: LAFITTE KENNETH M ETA							
GRANTEE: BOSSHARDT ROBERT H							
0339/0206	6/01/1981	WD	Q	V		23,000	
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\$.									