

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

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,062	100	1997	3,062	569,748
FGR	928	55	1997	510	94,896
FOP	129	30	1997	39	7,257
FSP	200	40	1997	80	14,886
FUS	648	100	1997	648	120,574
FUS	456	100	2016	456	84,848
UOP	19	20	1997	4	745
UOP	881	20	1997	176	32,748

TOTALS	6,323			4,975	925,700
--------	-------	--	--	-------	---------

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	0855	CONC PAVER	0	0	0	0	2,584.00	SF	10.00
3	0857	SANDSTONE/	0	0	0	0	67.00	SF	16.00
4	1126	CB/STC 8"	0	0	0	0	223.00	SF	8.00
5	0444	BOX FNC 4'	0	0	0	0	11.00	LF	6.50
6	0445	BOX FNC 5'	0	0	0	0	9.00	LF	8.10
7	0446	BOX FNC 6'	0	0	0	0	9.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----

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	207.90	1,034,302	1997	2003	0	0	10.50	89.50
1 SFR CUST - 0% - 0 Heated Area: 4166 HX Base Yr											

32 SALT MARSH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	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	1997	1997	3	79	1,580	
2	0855	CONC PAVER	0	0	0	0	2,584.00	SF	10.00	10.00	100	2016	2016	3	95	24,548	
3	0857	SANDSTONE/	0	0	0	0	67.00	SF	16.00	16.00	100	1997	1997	3	91	976	
4	1126	CB/STC 8"	0	0	0	0	223.00	SF	8.00	8.00	100	1997	1997	3	72	1,284	
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	

TOTAL OB/XF										28,453									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000		

Total Acres: 0.00	Total Land Value: 850,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		925,700	
TOTAL MARKET OB/XF VALUE		28,453	
TOTAL LAND VALUE - MARKET		850,000	
TOTAL MARKET VALUE		1,804,153	
SOH/AGL Deduction		254,580	
ASSESSED VALUE		1,549,573	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,549,573	
TOTAL JUST VALUE		1,804,153	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,762,483	

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							
BUYER'S NOTES							

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\$.									