

LOT 16
OAK RIDGE #2 PB 5/155

STEWART PATRICIA A
101 ORCHARD DRIVE
SOUTH HAVEN, MI 49090

2023

00-00-30-043B-0016-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2008.00
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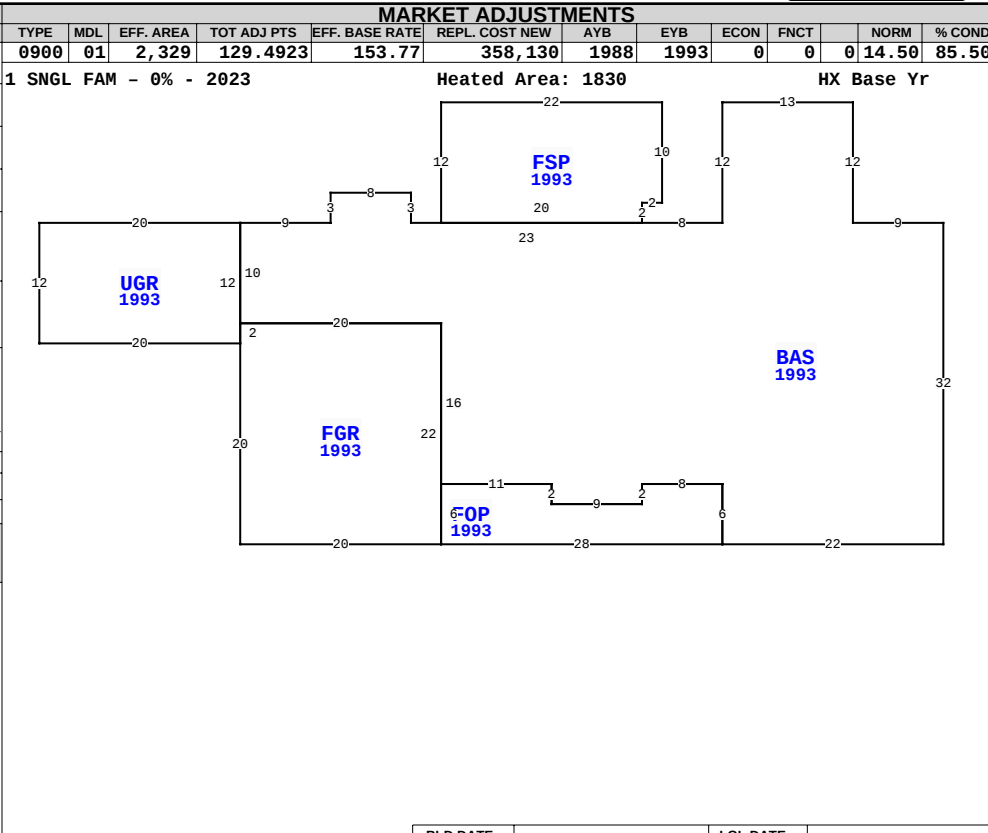
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	240,596
FGR	440	55	242	31,816
FOP	150	30	45	5,917
FSP	260	40	104	13,673
UGR	240	45	108	14,199

TOTALS	2,920		2,329	306,201
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	50	17	850.00	SF	5.20	5.20
2	0810	CONCRETE A	0	0	58	3	174.00	SF	6.50	6.50
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
4	0810	CONCRETE A	0	0	5	3	15.00	SF	6.50	6.50
5	0810	CONCRETE A	0	0	19	9	171.00	SF	6.50	6.50

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

REVIEW DATE	11/01/2017	BY	DJ
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1518 OAK RIDGE PL, FERNANDINA BEACH

1516 OAK RIDGE PL, FERNANDINA BEACH				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
850.00	SF	5.20	5.20	100	1988	1988	3	57	2,519	
174.00	SF	6.50	6.50	100	1988	1988	3	57	645	
1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
15.00	SF	6.50	6.50	100	1992	1992	3	66	64	
171.00	SF	6.50	6.50	100	1992	1992	3	66	734	

TOTAL OB/XF											6,272	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	:	

Total Acres: 0.00	Total Land Value: 115,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		306,201	
TOTAL MARKET OB/XF VALUE		6,272	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		427,473	
SOH/AGL Deduction		0	
ASSESSED VALUE		427,473	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		427,473	
TOTAL JUST VALUE		427,473	
NCON VALUE		312,474	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		445,057	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4674	NEW CONSTR	1,100	03/25/1992
7934	ADDITION	5,460	03/17/1992
6316	GARAGE	4,080	02/26/1990
4542	NEW CONSTR	56,290	12/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/1763	3/15/2023	WD	Q	I	01	602,000
GRANTOR: THOMAS CATHERINE L &						
GRANTEE: STEWART PATRICIA A						
2624/0925	3/07/2023	FJ	U	I	11	0
GRANTOR: JOHNSON PATRICIA S ES						
GRANTEE: THOMAS CATHERINE L						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1993] W9 N12 W13 S12 W8 FSP=[YR=1993] N2 E2 N10 W22 S12 E20 \$ W23 N3 W8 S3 W9 UGR=[YR=1993] W20 S12 E20 FGR=[YR=1993] S20 E20 FOP=[YR=1993] E28 N6 W8 S2 W9 N2 W11 S6 \$ N22 W20 S2 \$ N12 \$ S10 E20 S16 E11 S2 E9 N2 E8 S6 E22 N32 \$.										

OTHER ADJUSTMENTS AND NOTES										

Common: 115,000	PRINTED 08/02/2023 BY SYS
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