

LOT 10
IN OR 1725/1199
OCEAN RIDGE PB 5/103 & 104

JACKSON OWEN A & YVONNE A
9 SIHLER WOODS
SIMCOE, ON N3Y-0E2

2023

00-00-31-155R-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	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. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1075.00
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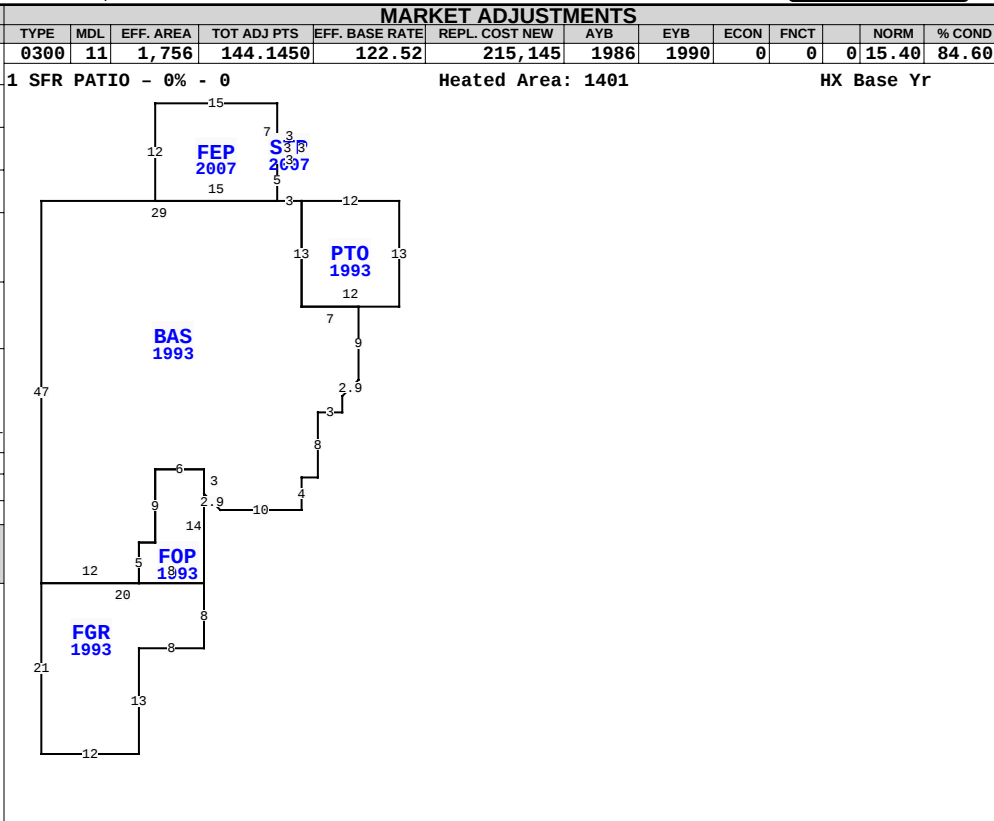
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,401	100	1,401	145,217
FEP	180	80	144	14,926
FGR	316	55	174	18,035
FOP	94	30	28	2,903
PTO	156	5	8	829
STP	9	10	1	104

TOTALS	2,156	1,756	182,013
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EXTRA FEATURES	
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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	0811	CONCRETE B	0	0	42	10		420.00	SF 5.20	100	1986	1986	3	52	1,136	
2	0811	CONCRETE B	0	0	45	3		135.00	SF 5.20	100	1986	1986	3	52	365	
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1986	1986	3	62	2,170	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000133	C	SFR LAKE	0	



122 OCEAN RIDGE DR, FERNANDINA BEACH

TOTAL OB/XF	
3,671	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			182,013
TOTAL MARKET OB/XF VALUE			3,671
TOTAL LAND VALUE - MARKET			312,500
TOTAL MARKET VALUE			498,184
SOH/AGL Deduction			86,644
ASSESSED VALUE			411,540
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			411,540
TOTAL JUST VALUE			498,184
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062283	REPAIR/RRF	7,100	10/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1199	2/18/2011	WD	Q	I	02	290,000
GRANTOR:WALKER THOMAS G						
GRANTEE: JACKSON OWEN A & YV						
1518/0235	8/08/2007	WD	U	I	06	57,500
GRANTOR:RUNK PATRICIA ANN						
GRANTEE:WALKER THOMAS G						

BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=1993] W12 BAS=[YR=1993] W3 FEP=[YR=2007] N5 STP=[YR=2007] E3 N3 W3 S3\$ N7 W15 S12 E15 \$ W29 S47 FGR=[YR=1993] S21 E12N13 E8 N8 FOP=[YR=1993] N14W6 S9 W2 S5E8 \$ W20 \$ E12 N5 E2 N9 E6 S3 D2 R2 E10 N4 E2 N8 E3 N2 U2 R2 N9 W7 N13 \$ S13 E12 N13 \$.	