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

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

2024

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

BUILDING CHARACTERISTICS

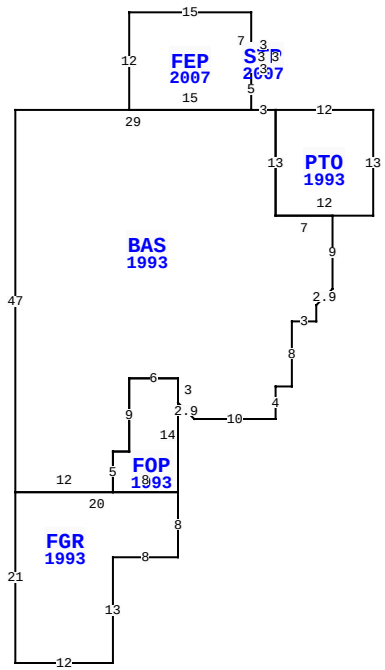
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,401	100	1,401	171,343
FEP	180	80	144	17,612
FGR	316	55	174	21,280
FOP	94	30	28	3,425
PTO	156	5	8	978
STP	9	10	1	122
TOTALS	2,156		1,756	214,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,756	113.5000	141.88	249,141	1986	1995	0	0	0	13.80	86.20

1 SNGL FAM – 0% - 0 Heated Area: 1401 HX Base Yr



BLD DATE	04/15/2008 DJ	LGL DATE	
XF DATE		LAND DATE	07/24/2024 MLU
INC DATE		AG DATE	

122 OCEAN RIDGE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	214,760
TOTAL MARKET OB/XF VALUE	3,528
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	543,288
SOH/AGL Deduction	90,594
ASSESSED VALUE	452,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,694
TOTAL JUST VALUE	543,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,184

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

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 $.

EXTRA FEATURES

LN	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	5.20	100	1986	1986	3	49.5	1,081	
2	0811	CONCRETE B	0	0	45	3	135.00	SF	5.20	5.20	100	1986	1986	3	49.5	347	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 3,528

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	260,000.00	325,000.00	325,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/06/2024 BY SYS