UNIT C-1
IN OR 2150/351
FOREST RIDGE VILLAGE OR380/237

NUCKOLS FAMILY TRUST/NUCKOLS JACK W TRUSTEE
PO BOX 181
PRATT, WV 25162

2023

00-00-31-128R-000C-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1287300		0				1983	1983	100	100	0		

1 CONDO – 0% - 0 SQFT=1156 HX Base Yr

2621 FOREST RIDGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	318,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	318,000
SOH/AGL Deduction	63,539
ASSESSED VALUE	254,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,461
TOTAL JUST VALUE	318,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070307	REPAIR/RRF	9,000	02/20/2007
20062697	REPAIR/RRF	70,000	12/08/2006
20062646	REPAIR/RRF	7,820	11/29/2006
20051767	REMODEL	10,000	05/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2150/0351	8/07/2017	WD	U	I	11	100
GRANTOR: NUCKOLS JACK W & VIRG						
GRANTEE: NUCKOLS FAMILY TRUS						
1785/1189	3/23/2012	WD	Q	I	02	148,000
GRANTOR: BUNTING BRYCE T & MEL						
GRANTEE: NUCKOLS JACK W & VI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS