

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	1287300
Recreation	CLUBHOUSE	CLUBHOUSE 100	
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	CORNER	CORNER 100	
View Lump	TYPICAL	TYPICAL 100	
Desirability	FLOOR	1ST FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		3 100	
Bathrooms		2 100	
Oth Rooms		2 100	
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	
						1983	1983	100	100			
1 CONDO - 0% - 0					SQFT=1156						HX Base Yr	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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
20062133	REPAIR/RRF	2,000	09/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/0348	8/07/2017	WD U		I	11	100
GRANTOR:NUCKOLS JACK JR & VIR						
GRANTEE:NUCKOLS FAMILY TRUS						
2046/0434	3/24/2016	WD U		I	11	100
GRANTOR:CITIZENS TRUST BANK						
GRANTEE:NUCKOLS JACK JR & V						

EXTRA FEATURES																
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
2622 FOREST RIDGE DR, FERNANDINA BEACH																

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION													TOTAL OB/XF												
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	DENSITY	DECL	FRZ	YR	CONSRV	