UNIT K-1
FOREST RIDGE VILLAGE OR380/237

WILLIAMS ELAINE MARIE/WILLIAMS DANIEL DEAN
2721 FOREST RIDGE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128R-000K-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		2 100
Bathrooms		1 100
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
1287300		0				1983	1983	100	100	0		

1 CONDO – 100% - 2022 SQFT=798 HX Base Yr 2022

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

2721 FOREST RIDGE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		282,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		282,000
SOH/AGL Deduction		31,710
ASSESSED VALUE		250,290
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		195,290
TOTAL JUST VALUE		282,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070315	REPAIR/RRF	9,000	02/20/2007
20062700	REPAIR/RRF	70,000	12/08/2006
20062640	REPAIR/RRF	8,160	11/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0971	11/02/2021	WD	Q	I	01	307,000
GRANTOR: 2721 FOREST RIDGE DR						
GRANTEE: WILLIAMS ELAINE M &						
2430/1686	2/03/2021	WD	Q	I	01	240,000
GRANTOR: CABAL INES						
GRANTEE: 2721 FOREST RIDGE D						

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