UNIT L-1
FOREST RIDGE VILLAGE OR380/237

SCANLAN MELISSA
912 SHEPHERD ST NW 302
WASHINGTON, DC 20011

2023

00-00-31-128R-000L-0010

NASSAU COUNTY PROPERTY

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		1.5 100
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 – 0% - 0 SQFT=1029 HX Base Yr

2701 FOREST RIDGE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	311,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	311,000
SOH/AGL Deduction	41,170
ASSESSED VALUE	269,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,830
TOTAL JUST VALUE	311,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110992	H/AC	3,700	06/17/2011
20070316	REPAIR/RRF	9,000	02/20/2007
20062701	REPAIR/RRF	70,000	12/08/2006
20062641	REPAIR/RRF	6,120	11/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2374/1673	7/01/2020	WD	Q	I	02	235,000
GRANTOR: CROOM CONNIE						
GRANTEE: SCANLAN MELISSA						
1838/1161	2/01/2013	WD	Q	I	02	100,000
GRANTOR: LIZ PROPERTIES LLC						
GRANTEE: CROOM CONNIE						

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