UNIT O-1
FOREST RIDGE VILLAGE OR380/237

PAW-C PROPERTIES LLC
2807 BUD MCKEY CIR
VALDOSTA, GA 31602

**2023**

**00-00-31-128R-000O-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 1287300 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 0 | | | | 1983 | 1983 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=1029 HX Base Yr

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

2571 FOREST RIDGE DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### 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 | 16,200 |
| ASSESSED VALUE | 294,800 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 294,800 |
| TOTAL JUST VALUE | 311,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 268,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20102198 | REMODEL | 800 | 12/29/2010 |
| 20102197 | H/AC | 2,500 | 12/28/2010 |
| 20070319 | REPAIR/RRF | 9,000 | 02/20/2007 |
| 20062703 | REPAIR/RRF | 70,000 | 12/08/2006 |
| 20062643 | REPAIR/RRF | 6,120 | 11/29/2006 |
| B032752 | REPAIR/RRF | 2,000 | 03/24/2003 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2490/0129 | 8/20/2021 | WD | Q | I | 01 | 292,500 |
| GRANTOR: SPENCER RICHARD L JR | | | | | | |
| GRANTEE: PAW-C PROPERTIES LL | | | | | | |
| 0403/0688 | 11/01/1983 | WD | Q | I | | 65,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### 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