UNIT U-1
FOREST RIDGE VILLAGE OR380/237

GUTHRIE GERRY DIANNE L/E/
2881 FOREST RIDGE DR #U1
FERNANDINA BEACH, FL 32034

2023

00-00-31-128R-000U-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 TYPICAL		TYPICAL 100
Desirability 1ST FLOOR		1ST FLOOR 100
Balcony FOP/PATIO		FOP/PATIO 100
Parking OPEN		OPEN 100
Bedrooms		2 100
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
1287300		0				1983	1983	100	100	0		

1 CONDO – 100% - 2019 SQFT=1019 HX Base Yr 2019

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

2881 FOREST RIDGE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		333,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		333,000
SOH/AGL Deduction		145,916
ASSESSED VALUE		187,084
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		87,084
TOTAL JUST VALUE		333,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070321	REPAIR/RRF	9,000	02/20/2007
20062705	REPAIR/RRF	70,000	12/08/2006
20053077	REMODEL	2,000	11/28/2005
20051715	DEMOLITION	1,000	05/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2279/0943	6/04/2019	LE	U	I	11	100
GRANTOR: GUTHRIE GERRY D						
GRANTEE: MACKEY HEIDI R						
2031/1596	3/03/2016	LE	U	I	11	100
GRANTOR: GUTHRIE GERRY DIANNE						
GRANTEE: GUTHRIE KENNETH WAY						

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