

UNIT C-2
IN OR 2150/348
FOREST RIDGE VILLAGE OR380/237

NUCKOLS FAMILY TRUST/NUCKOLS JACK JR TRUSTEE
408 KANAWHA AVENUE, PO BOX 181
PRATT, WV 25162

2024

00-00-31-128R-000C-0020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	1287300
Recreation CLUBHOUSE		CLUBHOUSE 100	1 CONDO - 0% - 0
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	1,156		1,156

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		1,156				1983	1983	100	100	0		
												HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			340,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			340,000
SOH/AGL Deduction			60,093
ASSESSED VALUE			279,907
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			279,907
TOTAL JUST VALUE			340,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,000

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						
2036/0875	3/28/2016	WD U		I	12	99,500
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																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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	
0																									