

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1 100	1287300			1,029				1983	1983	100	100	0			
Recreation	CLUBHOUSE	CLUBHOUSE 100	1 CONDO - 0% - 0										HX Base Yr				
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		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			1,029	1,029													

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	48,965		
ASSESSED VALUE	284,035		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	284,035		
TOTAL JUST VALUE	333,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	311,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070311	REPAIR/RRF	9,000	02/20/2007
20062696	REPAIR/RRF	70,000	12/08/2006
20062638	REPAIR/RRF	6,120	11/29/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/800	5/30/2024	WD	Q	I	01	365,000
GRANTOR: MOORE AARON M & ELIZA						
GRANTEE: ROBINSON ELAINE M						
2159/0191	11/17/2017	WD	Q	I	01	188,000
GRANTOR: KORNIA JOHN F & DELOR						
GRANTEE: MOORE AARON M & ELI						

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
2761 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