



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			1,352				1983	1983	100	100	0				
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	1,352		1,352															

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		373,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		373,000
SOH/AGL Deduction		62,976
ASSESSED VALUE		310,024
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		310,024
TOTAL JUST VALUE		373,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060964	REPAIR/RRF	2,272	05/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2709/964	4/30/2024	WD Q	Q	I	01	470,000
GRANTOR: LENSNER IRREV HERITAG						
GRANTEE: WATKINS ALICIA & JO						
2471/0321	3/24/2021	WD U	U	I	11	100
GRANTOR: LENSNER GORDON L & JO						
GRANTEE: LENSNER IRREVOCABLE						

EXTRA FEATURES															BLD DATE			LGL DATE														
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	XF DATE	LAND DATE	AG DATE													
2753 FOREST RIDGE DR, FERNANDINA BEACH																																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								