UNIT P-4
IN OR 2079/1175
FOREST RIDGE VILLAGE OR380/237

EWELL RICHARD P
2564 FOREST RIDGE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128R-000P-0040

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	1,019		1,019	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1287300		1,019				1983	1983	100	100	0		

1 CONDO – 100% - 2018 HX Base Yr 2018

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

2564 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		343,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		343,000
SOH/AGL Deduction		169,743
ASSESSED VALUE		173,257
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,257
TOTAL JUST VALUE		343,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052561	REMODEL	4,000	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2079/1175	10/25/2016	WD	Q	I	01	165,000
GRANTOR: ROZEBOOM DOUGLAS & SA						
GRANTEE: EWELL RICHARD P						
2013/1041	11/10/2015	WD	Q	I	01	147,000
GRANTOR: CARDILLO DANIEL V & L						
GRANTEE: ROZEBOOM DOUGLAS &						

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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS