UNIT U-1
FOREST RIDGE VILLAGE OR 380/237

HAGA DAVID SHOTWELL & SHARON REID
2881 FOREST RIDGE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128R-000U-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1287300
Recreation CLUBHOUSE		CLUBHOUSE 100	
Recreation POOL		POOL 100	
Recreation TENNIS CT		TENNIS CT 100	
Location CORNER		CORNER 100	
View Lump SUM	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
		1,019				1983	1983	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

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	343,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	343,000
SOH/AGL Deduction	0
ASSESSED VALUE	343,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,000
TOTAL JUST VALUE	343,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,000

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
2665/1257	9/08/2023	WD	Q	I	01	445,000
GRANTOR: GUTHRIE GERRY DIANNE						
GRANTEE: HAGA DAVID SHOTWELL						
2279/0943	6/04/2019	LE	U	I	11	100
GRANTOR: GUTHRIE GERRY D						
GRANTEE: MACKEY HEIDI R						

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