UNIT F-2
IN OR 2151/531
FOREST RIDGE VILLAGE OR380/237

HANRAHAN MARK JOSEPH
2772 FOREST RIDGE DRIVE
FERNANDINA BEACH, FL 32034-0411

2025

00-00-31-128R-000F-0020

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
User Defined REMODEL		REMODEL 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	798			798	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1287300		798				1983	1983	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

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

2772 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		285,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		285,500
SOH/AGL Deduction		20,225
ASSESSED VALUE		265,275
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,553
TOTAL JUST VALUE		285,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2151/0531	10/10/2017	LE	U	I	11	100
GRANTOR: REYNOLDS SUZANNE M						
GRANTEE: HANRAHAN MARK JOSEP						
1370/0651	11/30/2005	WD	Q	I		162,000
GRANTOR: TAYLOR DAVID H & DIAN						
GRANTEE: REYNOLDS DARWIN B &						

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS