

ELEMENT		CD		CONSTRUCTION	
Floor		1	100		
Recreation	CLUBHOUSE			1	CONDO - 100% - 2022
Recreation	POOL				
Recreation	TENNIS CT				
Location	CORNER				
View Lump	TYPICAL				
Desirability	FLOOR				
Balcony	FOP/PATIO				
Parking	OPEN				
Bedrooms		2	100		
Bathrooms		1	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	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
		798				1983	1983	100	100	0	
HX Base Yr 2022											

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 WX	55,722
BASE TAXABLE VALUE		209,553
TOTAL JUST VALUE		285,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070315	REPAIR/RRF	9,000	02/20/2007
20062700	REPAIR/RRF	70,000	12/08/2006
20062640	REPAIR/RRF	8,160	11/29/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/0971	11/02/2021	WD	Q	I	01	307,000
GRANTOR: 2721 FOREST RIDGE DR						
GRANTEE: WILLIAMS ELAINE M &						
2430/1686	2/03/2021	WD	Q	I	01	240,000
GRANTOR: CABAL INES						
GRANTEE: 2721 FOREST RIDGE D						

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						
2721 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