

MERCHANT JERRY W
2763 FOREST RIDGE DR UNIT G-3
FERNANDINA BEACH, FL 32034

00-00-31-128R-000G-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Floor

Recreation Clubhouse

1 100

1287300

1 CONDO

100% - 2014

Recreation Pool

TENNIS CT

PPOOL 100

TENNIS CT 100

Location Corner

View Lump Sum

CORNER TYPICAL

1ST FLOOR 100

Desirability

FOP/PATIO

FOP/PATIO 100

Parking Open

Bedrooms

Bathrooms

Oth Rooms

User Defined

REMODEL

REMDEL 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

1086.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

TOTALS

1,029

1,029

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

LAND DESCRIPTION

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

REVIEW DATE

01/14/2025

BY

JW

Total Acres:

0.00

Total Land Value:

0

Market:

0

Agricultural:

0

Common:

0

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREAEFF. BASE RATEECONFNCTNORM% COND

AYBEYEONFNCTNORM% COND

198319831001000

HX Base Yr 2014

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

GRANTOR:TOMEI ETHAN J & JENNI

GRANTEE:MERCHANT JERRY W

GRANTOR:FREEMAN RICHARD T & N

GRANTEE:TOMEI ETHAN J & JEN

BUILDING NOTES

BUILDING DIMENSIONS