UNIT H-3
FOREST RIDGE VILLAGE OR380/237

WATKINS ALICIA & JOSEPH JR
3445 DUNN STREET SOUTHEAST
SMYRNA, GA 30080

2026

00-00-31-128R-000H-0030

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		3 100	
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,352			1,352	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,352				1983	1983	100	100	0		

1 CONDO 0% - 2025 HX Base Yr

2753 FOREST RIDGE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	359,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	359,000
SOH/AGL Deduction	0
ASSESSED VALUE	359,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,000
TOTAL JUST VALUE	359,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060964	REPAIR/RRF	2,272	05/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/964	4/30/2024	WD	Q	I	01	470,000
GRANTOR: LENSNER IRREV HERITAG						
GRANTEE: WATKINS ALICIA & JO						
2471/0321	3/24/2021	WD	U	I	11	100
GRANTOR: LENSNER GORDON L & JO						
GRANTEE: LENSNER IRREVOCABLE						

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 07/09/2026 BY SYS