

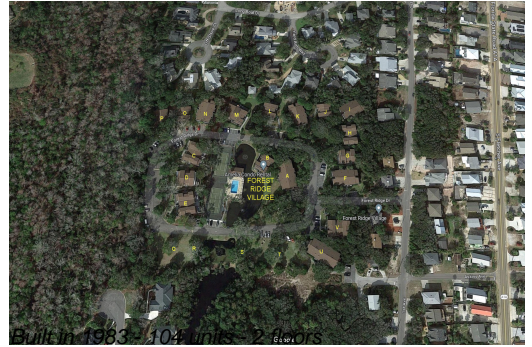
Unit 2775 Forest Ridge Dr # F5 - Forest Ridge Village

2775 Forest Ridge Dr # F5 - 2591 Forest Ridge Dr, Fernandina Beach, FL, Nassau 32034

Unit Information

MLS Number:	1255157
Status:	Active
Size:	798 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned, Guest
View:	
List Price:	\$370,000
List PPSF:	\$464
Valuated Price:	\$314,000
Valuated PPSF:	\$393

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.



Building Information

Number of units:	104
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

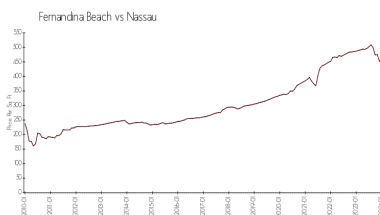
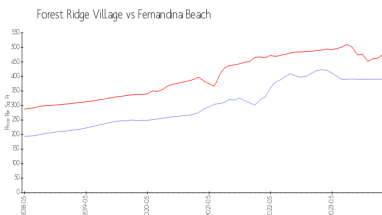
Building Association Information

Forest Ridge Village
 Address: 2680 Forest Ridge Dr,
 Fernandina Beach, FL 32034
 Phone: +1 904-261-6699

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
I - 7	798 sq ft	Mar 2024	\$340,000	\$426
E3	1,352 sq ft	Nov 2023	\$497,500	\$368
U-1	1,019 sq ft	Sep 2023	\$445,000	\$437
V-3	1,522 sq ft	Jul 2023	\$437,000	\$287
4A	1,019 sq ft	Jul 2023	\$440,000	\$432
P-2	1,019 sq ft	Jul 2023	\$420,000	\$412

Market Information



Forest Ridge Village: \$390/sq. ft.
 Fernandina Beach: \$478/sq. ft.

Fernandina Beach: \$478/sq. ft.
 Nassau: \$554/sq. ft.

Inventory for Sale

Forest Ridge Village 2%

Fernandina Beach	1%
Nassau	1%

Avg. Time to Close Over Last 12 Months

Forest Ridge Village	n/a
Fernandina Beach	n/a
Nassau	n/a