

# Unit 2753 Forest Ridge Dr # H3 - Forest Ridge Village

2753 Forest Ridge Dr # H3 - 2591 Forest Ridge Dr, Fernandina Beach, FL, Nassau 32034

## Unit Information

MLS Number:	2001449
Status:	Pending
Size:	1,352 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned
View:	
List Price:	\$487,000
List PPSF:	\$360
Valuated Price:	\$536,000
Valuated PPSF:	\$396

*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:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

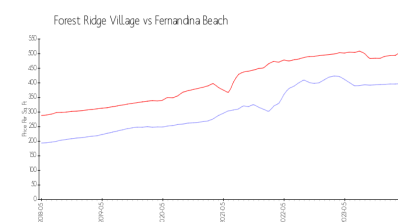
## Building Association Information

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

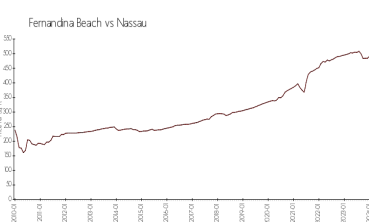
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
		Apr 2024	\$449,000	
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

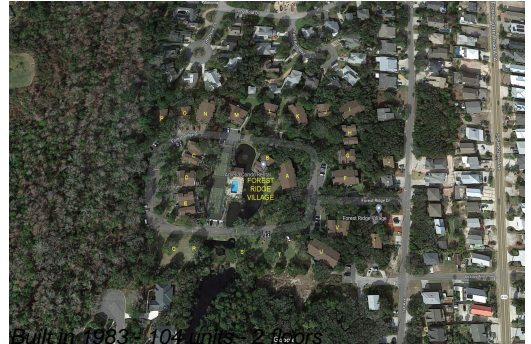


Forest Ridge Village: \$397/sq. ft.  
Fernandina Beach: \$505/sq. ft.



Fernandina Beach: \$505/sq. ft.  
Nassau: \$563/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