

# Unit 2691 Forest Ridge Dr # A1 - Forest Ridge Village

2691 Forest Ridge Dr # A1 - 2591 Forest Ridge Dr, Fernandina Beach, FL, Nassau 32034

## Unit Information

MLS Number: 2009311  
 Status: Active  
 Size: 1,019 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned, Parking Lot  
 View:  
 List Price: \$449,000  
 List PPSF: \$441  
 Valuated Price: \$397,000  
 Valuated PPSF: \$390

*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

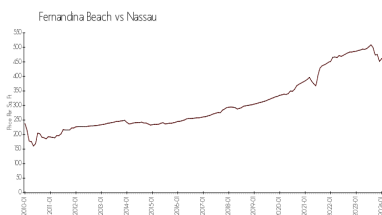
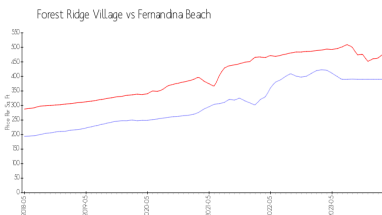
## Building Association Information

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.

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 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