

FLETCHER THOMAS A
842 SIMMONS RD
FERNANDINA BEACH, FL 32034

00-00-31-128R-000N-0080

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Floor

2 100

1287300

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

Recreation CLUBHOUSE

CLUBHOUSE 100

1 CONDO - 0% - 0

HX Base Yr

Recreation POOL

POOL 100

Recreation TENNIS CT

TENNIS CT 100

Location CORNER

CORNER 100

View Lump SURFICAL

TYPICAL 100

Desirable 2ND FLOOR

2ND FLOOR 100

Balcony FOP/PATIO

FOP/PATIO 100

Parking OPEN

OPEN 100

Bedrooms

2 100

Bathrooms

1 100

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

798

798

EXTRA FEATURES

2588 FOREST RIDGE DR, FERNANDINA BEACH

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

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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 07/30/2025 BY SYS

MARKET ADJUSTMENTS

1983

1983

100

100

0

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

285,500

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

0

TOTAL MARKET VALUE

285,500

SOH/AGL Deduction

11,713

ASSESSED VALUE

273,787

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

273,787

TOTAL JUST VALUE

285,500

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

283,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2412/1919

11/30/2020

WD Q I

01

238,000

GRANTOR: LOFTS GUY & JACQUELIN

GRANTEE: FLETCHER THOMAS A

2264/1840

3/28/2019

WD Q I

01

210,000

GRANTOR: MYERS RHONDA S

GRANTEE: LOFTS GUY & JACQUEL

BUILDING NOTES

BUILDING DIMENSIONS