LOT 62
IN OR 898/1861
BUCKS FDNA BEACH #1 PB 2/30

KOPP MARME JO/NOLAN MICHAEL J (H&W)
2724 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0062-0000

BUILDING CHARACTERISTICS

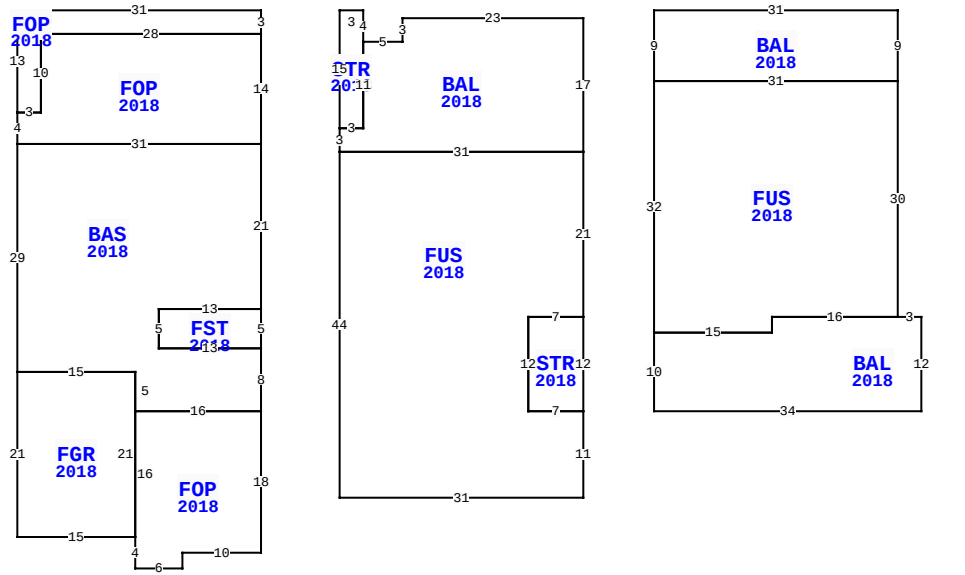
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	279	15	2018	42	12,844
BAL	378	15	2018	57	17,432
BAL	470	15	2018	70	21,407
BAS	914	100	2018	914	279,518
FGR	315	55	2018	173	52,907
FOP	123	30	2018	37	11,315
FOP	300	30	2018	90	27,524
FOP	404	30	2018	121	37,004
FST	65	55	2018	36	11,009
FUS	960	100	2018	960	293,585
TOTALS	5,617			3,792	1,159,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,792	199.2339	314.79	1,193,684	2018	2018	0	0	0	2.85	97.15

1 SFR CUST – 100% - 2019 Heated Area: 3154 HX Base Yr 2019



** This building has 13 Sub-Areas

2724 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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
1	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2018	2018	3	100	10,000	
2	0861	POOL GUNIT	0	100	0	0	208.00	SF	85.00	85.00	100	2019	2019	3	87	15,382	
3	1242	WD DECK A	0	100	0	0	756.00	SF	10.00	10.00	100	2019	2019	3	82	6,199	
4	0416	DUNEWALKS	0	100	0	0	1,067.00	SF	30.00	30.00	100	2024	2023		97	31,050	
5	0811	CONCRETE B	0	100	0	0	1,215.00	SF	5.20	5.20	100	2024	2021		100	6,318	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,159,664
TOTAL MARKET OB/XF VALUE		68,949
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		2,178,613
SOH/AGL Deduction		779,659
ASSESSED VALUE		1,398,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,348,232
TOTAL JUST VALUE		2,178,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,002,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230184	275' DUNE WALKOVE	60,000	05/10/2023
20172252	CO ISSUED	0	12/28/2018
20183073	SWIM POOL	40,000	08/01/2018
20172479	DEMOLITION	17,720	08/11/2017
20172252	NEW CONSTR	399,857	07/24/2017
20111396	REMODEL	2,340	08/16/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/1861	9/09/1999	WD	Q	I		637,500
GRANTOR: PRINGLE SANDRA F						
GRANTEE: KOPP MARME JO & MIC						
0848/0077	9/10/1998	WD	U	I		470,000
GRANTOR: KUITEMS FRANK D & CON						
GRANTEE: PRINGLE SANDRA F						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W31 S13 FOP=[YR=2018] S4 BAS=[YR=2018] S29 FGR=[YR=2018] S21 E15 FOP=[YR=2018] S4 E6 N2 E10 N18 W16 S16$ N21 W15$ E15 S5 E16 N8 FST=[YR=2018] N5 W13 S5 E13$ W13 N5 E13 N21 W31$ E31 N14 W28 S10 W3$ E3 N10 E28 N3$ PTR=E10 STR=[YR=2018] E3 S4 BAL=[YR=2018] E5N3E23 S17 FUS=[YR=2018] S21 STR=[YR=2018] S12 W7 N12E7$ W7 S12 E7 S11 W31 N44 E31$W31 N3 E3 N11$ S11 W3 N15$ W10$ PTR=E50 BAL=[YR=2018] E31 S9 FUS=[YR=2018] S30 BAL=[YR=2018] E3 S12 W34 N10 E15 N2 E16$ W16 S2W15N32 E31$ W31 N9$ W50$.

LAND DESCRIPTION

TOTAL OB/XF 68,949

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
1	000120	C	RES OCEAN	100		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 02/14/2024 BY HS Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS