BLOCK 1 LOT 7
SOUTH BEACH SUB PB 3/11

VOTAVA KEITH II & MARCELLA K
2962 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

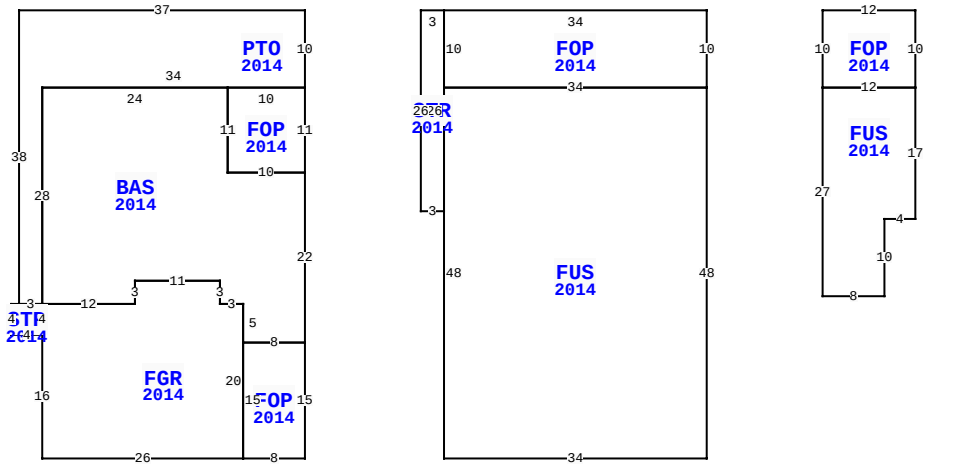
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Quality	03	Quality Level 03
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
BAS	849	100	2014	849	476,285
FGR	553	55	2014	304	170,543
FOP	110	30	2014	33	18,513
FOP	120	30	2014	36	20,195
FOP	120	30	2014	36	20,195
FOP	340	30	2014	102	57,222
FUS	284	100	2014	284	159,323
FUS	1,632	100	2014	1,632	915,545
PTO	454	5	2014	23	12,903
STP	16	10	2014	2	1,122
TOTALS	4,556			3,309	1,856,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	3,309	371.7900	587.43	1,943,806	2014	2014	0	0	0	4.50	95.50

3 SFR CUST – 100% - 2025 Heated Area: 2765 HX Base Yr 2025



** This building has 11 Sub-Areas

BLD DATE			LGL DATE		
XF DATE	05/15/2007	KK	LAND DATE	05/07/2025	MLU
INC DATE			AG DATE		

2962 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,856,335
TOTAL MARKET OB/XF VALUE		72,203
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		2,878,538
SOH/AGL Deduction		209,954
ASSESSED VALUE		2,668,584
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,617,862
TOTAL JUST VALUE		2,878,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,139,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131600	SWIM POOL	24,000	07/08/2013
20131558	DEMO 2	9,000	07/05/2013
20131580	NEW CONSTR	380,000	07/05/2013
20110106	H/AC	2,500	01/24/2011
20070375	REMODEL	2,000	03/01/2007
B972116	NEW CONSTR	90,000	10/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/97	3/21/2024	WD	Q	I	01	3,500,000
GRANTOR: LEE LIVING TRUST						
GRANTEE: VOTAVA KEITH II & M						
2041/1392	2/10/2016	WD	U	I	11	100
GRANTOR: LEE JAMES E & REGINA						
GRANTEE: LEE LIVING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W37 S38 STP=[YR=2014] W1 S4 E4 FGR=[YR=2014] S16 E26 FOP=[YR=2014] E8 N15 BAS=[YR=2014] N22 FOP=[YR=2014] N11 W10 S11 E10$ W10 N11 W24 S28 E12 N3 E11 S3 E3 S5 E8$ W8 S15 $ N20 W3 N3 W11 S3 W12 S4$ N4 W3$ E3 N28 E34 N10$ PTR=E15 STR=[YR=2014] E3 FOP=[YR=2014] E34 S10 FUS=[YR=2014] S48 W34 N48 E34$ W34 N10$ S26 W3 N26$ W15$ PTR=E67 FOP=[YR=2014] E12 S10 FUS=[YR=2014] S17 W4 S10 W8 N27 E12$ W12 N10$ W67$.

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	0415	BEACHWALK	0	100	0	0	1,404.00	SF	5.75	5.75	100	1996	1996	3	20	1,615	
2	0855	CONC PAVER	0	100	0	0	88.00	SF	7.00	7.00	100	2014	2014	3	94	579	
3	0855	CONC PAVER	0	100	0	0	1,732.00	SF	7.00	7.00	100	2014	2014	3	94	11,397	
4	0462	ST/AL FNC	0	100	0	0	660.00	SF	10.00	10.00	100	2014	2014	3	71	4,686	
5	1242	WD DECK A	0	100	0	0	438.00	SF	10.00	10.00	100	2014	2014	3	60	2,628	
6	0861	POOL GUNIT	0	100	0	0	340.00	SF	212.50	212.50	100	2014	2014	3	71	51,298	

LAND DESCRIPTION

TOTAL OB/XF 72,203

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-3	50.00	300.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS