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

**2026**

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

## BUILDING CHARACTERISTICS

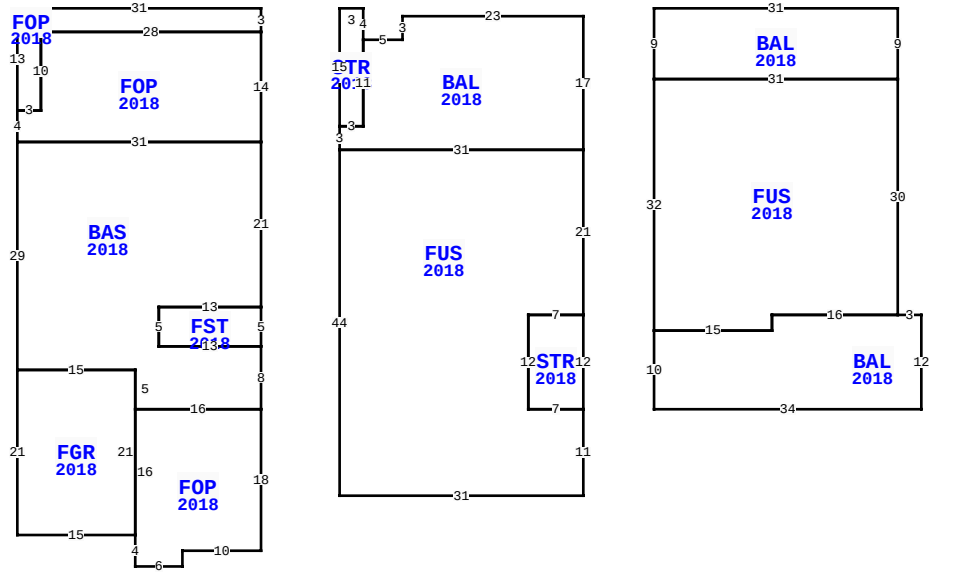
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 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 | 13,426 |
| BAL | 378 | 15 | 2018 | 57 | 18,220 |
| BAL | 470 | 15 | 2018 | 70 | 22,375 |
| BAS | 914 | 100 | 2018 | 914 | 292,160 |
| FGR | 315 | 55 | 2018 | 173 | 55,299 |
| FOP | 123 | 30 | 2018 | 37 | 11,827 |
| FOP | 300 | 30 | 2018 | 90 | 28,769 |
| FOP | 404 | 30 | 2018 | 121 | 38,677 |
| FST | 65 | 55 | 2018 | 36 | 11,507 |
| FUS | 960 | 100 | 2018 | 960 | 306,865 |
| TOTALS | 5,617 | | | 3,792 | 1,212,115 |

## 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 | 330.73 | 1,254,128 | 2018 | 2018 | 0 | 0 | 0 | 3.35 | 96.65 |

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 | 04/27/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,212,115 |
| TOTAL MARKET OB/XF VALUE | | 93,166 |
| TOTAL LAND VALUE - MARKET | | 1,050,000 |
| TOTAL MARKET VALUE | | 2,355,281 |
| SOH/AGL Deduction | | 918,555 |
| ASSESSED VALUE | | 1,436,726 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,385,315 |
| TOTAL JUST VALUE | | 2,355,281 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,178,613 |

| 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$.

## 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 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2019 | 2019 | 04 | 95 | 47,500 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 756.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 78 | 5,897 | |
| 4 | 0416 | DUNEWALKS | 0 | 100 | 0 | 0 | 1,067.00 | SF | 30.00 | 30.00 | 100 | 2024 | 2023 | | 93 | 29,769 | |

## LAND DESCRIPTION

TOTAL OB/XF 93,166

| 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 | 21,000.00 | 21,000.00 | 1,050,000 | | | | | | | |

REVIEW DATE 02/14/2024 BY HS Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS