LOT 31
IN OR 1868/783
ESMT OR 1463/1554

IRVINE LIVING TRUST/IRVINE SANDRA MARIE CO-TRUSTEE
2170 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1360-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06

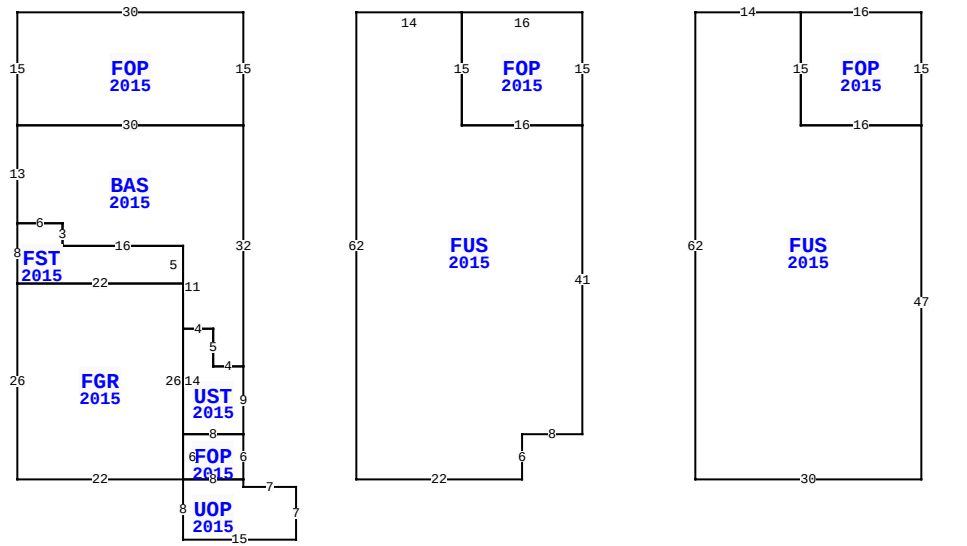
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	570	100	570	172,045
FGR	572	55	315	95,078
FOP	48	30	14	4,226
FOP	240	30	72	21,732
FOP	240	30	72	21,732
FOP	450	30	135	40,747
FST	128	55	70	21,129
FUS	1,572	100	1,572	474,481
FUS	1,620	100	1,620	488,969
UOP	113	20	23	6,942
TOTALS	5,645		4,504	1,359,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,504	219.4935	312.78	1,408,761	2015	2015	0	0	0	3.50	96.50

2 SFR CUST - 100% - 2017 Heated Area: 3762 HX Base Yr 2017



** This building has 11 Sub-Areas

2170 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,359,454
TOTAL MARKET OB/XF VALUE		90,179
TOTAL LAND VALUE - MARKET		900,000
TOTAL MARKET VALUE		2,349,633
SOH/AGL Deduction		576,211
ASSESSED VALUE		1,773,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,723,422
TOTAL JUST VALUE		2,349,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,413,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150971	DUNEWALK	25,000	05/04/2015
20142337	SWIM POOL	40,000	10/30/2014
20140613	NEW CONSTR	0	03/31/2014
20131797	DEMO	8,000	07/30/2013
20051746	REMODEL	20,000	05/06/2005
B984604	REMODEL	3,000	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1868/0783	7/15/2013	QC	U	I	11	100
GRANTOR: IRVINE MICHAEL F						
GRANTEE: IRVINE MICHAEL F &						
1859/0292	5/24/2013	WD	Q	I	02	600,000
GRANTOR: ARENA PAMELA J						
GRANTEE: IRVINE MICHAEL F						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W30 S15 BAS=[YR=2015] S13 FST=[YR=2015] S8 FGR=[YR=2015] S26 E22 UOP=[YR=2015] S8 E15 N7 W7 N1 FOP=[YR=2015] N6 UST=[YR=2015] N9 W4 N5 W4 S14 E8$ W8 S6 E8$ W8 $ N26 W22 $E22 N5 W16 N3 W6$ E6 S3 E16 S11 E4 S5 E4 N32 W30$ E30 N15$ PTR=E15 FUS=[YR=2015] E14 FOP=[YR=2015] E16 S15 W16 N15$ S15 E16 S41 W8 S6 W22 N62$ W15$ PTR=E60 FUS=[YR=2015] E14 FOP=[YR=2015] E16 S15 W16 N15$ S15 E16 S47 W30 N62$ W60$.

EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	0	0	154.00	SF	6.50	6.50	100	2015	2015	3	96	961	
2	0855	CONC PAVER	0	100	0	0	1,147.00	SF	7.00	7.00	100	2015	2015	3	96	7,708	
3	0855	CONC PAVER	0	100	0	0	555.00	SF	10.00	10.00	100	2015	2015	3	96	5,328	
4	0855	CONC PAVER	0	100	0	0	597.00	SF	10.00	10.00	100	2015	2015	3	96	5,731	
5	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00	10.00	100	2015	2015	3	81	2,722	
6	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2015	2015	3	90	3,744	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700	
8	0861	POOL GUNIT	0	100	0	0	260.00	SF	170.00	170.00	100	2015	2015	3	81	35,802	
9	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2015	2015	3	100	10,000	
10	0416	DUNEWALKS	0	100	233	4	932.00	SF	21.00	21.00	100	2015	2015	3	74	14,483	

LAND DESCRIPTION

TOTAL OB/XF 90,179

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR OCN FT	100			50.00	250.00	50.00	FF		1.00	1.00	1.20	15,000.00	18,000.00	900,000							

REVIEW DATE 03/31/2020 BY DJA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS