BLOCK 9 LOT 16
IN OR 2199/1485
THE PARK PB 4/28

POCOCK PAUL & AIJA S
1630 IRENE COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0009-0160

BUILDING CHARACTERISTICS

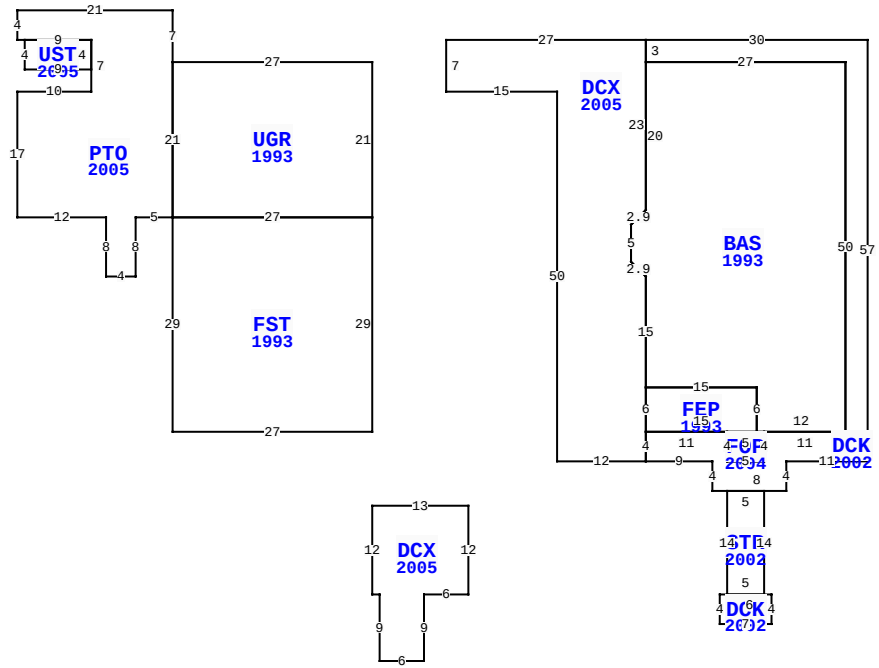
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1,274	155,977
DCK	28	10	3	367
DCK	380	10	38	4,652
DCX	210	15	32	3,918
DCX	775	15	116	14,202
FEP	90	80	72	8,815
FOP	20	30	6	735
FST	783	55	431	52,767
PTO	550	5	28	3,428
STR	70	10	7	857
TOTALS	4,783		2,278	278,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,278	118.8495	141.13	321,494	1986	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2019 Heated Area: 1274 HX Base Yr 2019



** This building has 12 Sub-Areas

1630 IRENE CT, FERNANDINA BEACH

BLD DATE	03/27/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0855	CONC PAVER	0	100	29	20	580.00	SF	4.00	4.00	100	2006	2006	3	88	2,042	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	69	621	
4	0476	VF 6 SBPL	0	100	0	0	189.00	LF	32.00	32.00	100	2005	2005	3	69	4,173	
5	0855	CONC PAVER	0	100	36	4	144.00	SF	10.00	10.00	100	2006	2006	3	88	1,267	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		278,896
TOTAL MARKET OB/XF VALUE		10,083
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		688,979
SOH/AGL Deduction		295,318
ASSESSED VALUE		393,661
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		343,661
TOTAL JUST VALUE		688,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061437	H/AC	1,850	06/26/2006
20052393	XFOB	7,000	08/08/2005
20052197	XFOB	11,000	07/11/2005
20033403	REMODEL	3,000	07/02/2003
20012386	REPAIR/RRF	1,000	10/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2199/1485	5/29/2018	WD	Q	I	02	425,000
GRANTOR: KADOW KEVIN C &						
GRANTEE: POCOCK PAUL & AIJA						
1487/0805	3/23/2007	WD	Q	I		436,000
GRANTOR: RITZ MARK S & KATHRYN						
GRANTEE: KADOW KEVIN C ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W27 PTO=[YR=2005] N7W21S4E1 UST=[YR=2005] S4E9N4W9$E9S7W10S17E12 S8E4N8E5N21$S21FST=[YR=1993] S29E27 N29W27$ E27N21$ PTR=E10N3 DCX=[YR=2005] S7E15S50E12 DCK=[YR=2002] E9 S4E2 STR=[YR=2002] S14 DCK=[YR=2002] W1S4 E7N4W6$ E5N14W5$ E8N4E11N57W30 S3E27S50W11 FOP=[YR=2004] W5S4E5N4$ S4W5N4W11S4$N4FEP=[YR=1993] E15N6W15 S6$N6BAS=[YR=1993] E15S6E12N50W27S20 D2 L2 S5 D2 R2 S15$ N15 U2 L2 N5 U2 R2 N23W27$ S3W10$ PTR=S60 DCX=[YR=2005] S12E1S9E6N9E6N12W13$ N60$.

LAND DESCRIPTION

TOTAL OB/XF 10,083

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	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 09/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS