

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

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

2024

00-00-31-1630-0009-0160

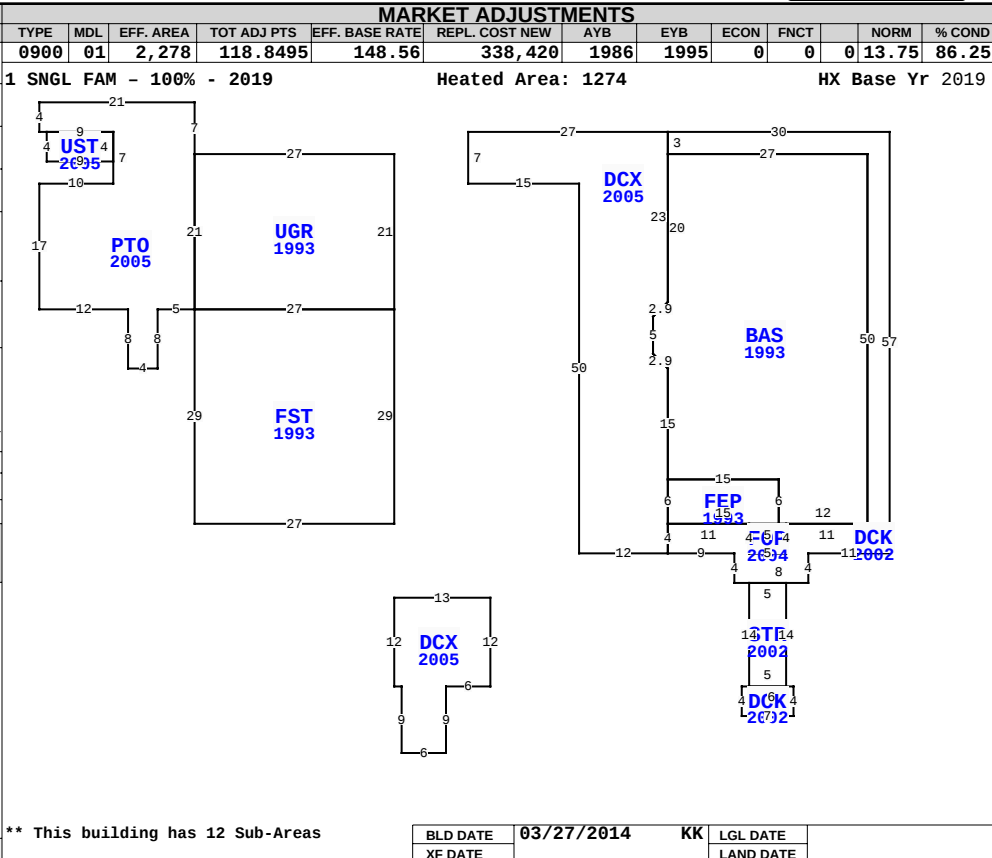


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	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	163,241
DCK	28	10	3	385
DCX	380	10	38	4,869
DCX	210	15	32	4,100
DCX	775	15	116	14,863
FEP	90	80	72	9,225
FOP	20	30	6	768
FST	783	55	431	55,225
PTO	550	5	28	3,588
STR	70	10	7	897
TOTALS	4,783		2,278	291,887

EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00
2	0855	CONC PAVER	0	100	29	20		580.00	SF 4.00
3	0470	VNYL GATE	0	100	0	0		3.00	UT 300.00
4	0476	VF 6 SBPL	0	100	0	0		189.00	LF 32.00
5	0855	CONC PAVER	0	100	36	4		144.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00



L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	2019	2019	3	99	1,980	
2	0855	CONC PAVER	0	100	29	20		580.00	SF 4.00	100	2006	2006	3	87	2,018	
3	0470	VNYL GATE	0	100	0	0		3.00	UT 300.00	100	2005	2005	3	66	594	
4	0476	VF 6 SBPL	0	100	0	0		189.00	LF 32.00	100	2005	2005	3	66	3,992	
5	0855	CONC PAVER	0	100	36	4		144.00	SF 10.00	100	2006	2006	3	87	1,253	

TOTAL OB/XF													9,837	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
06	R-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	400,000.00	400,000.00	4			

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 2					Tax Dist:					291,887				
BUILDING MARKET VALUE					TOTAL MARKET OB/XF VALUE					9,837					400,000				
TOTAL LAND VALUE - MARKET					TOTAL MARKET VALUE					701,724					296,253				
SOH/AGL Deduction					ASSESSED VALUE					405,471					50,000				
TOTAL EXEMPTION VALUE					HX HB					355,471					701,724				
BASE TAXABLE VALUE					TOTAL JUST VALUE					0					INCOME VALUE				
NCON VALUE					PREVIOUS YEAR MKT VALUE					688,979									

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									
UGR=[YR=1993] W27 PTO=[YR=2005] N7W21S4E1 UST=[YR=2005] S4E9N4W9S4E9S7W10S17E12 S8E4N8E5N21S21FST=[YR=1993] S29E27 N29W27S E27N21S PTR=E10N3 DCX=[YR=2005] S7E15S50E12 DCK=[YR=2002] E9 S4E2 STR=[YR=2002] S14 DCK=[YR=2002] W1S4 E7N4W6S E5N14W5S E8N4E11N57W30 S3E27S50W11 FOP=[YR=2004] W5S4E5N4S S4W5N4W11S4S4N4FEP=[YR=1993] E15N6W15 S6S6N6BAS=[YR=1993] E15S6E12N50W27S20 D2 L2 S5 D2 R2 S15S N15 U2 L2 N5 U2 R2 N23W27S S3W10S PTR=S60 DCX=[YR=2005] S12E1S9E6N9E6N12W13S N60S.									