BLOCK 9 LOT 13
THE PARK PB 4/28

SIROTA GEORGY & KIRSTEN
1636 IRENE CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1630-0009-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

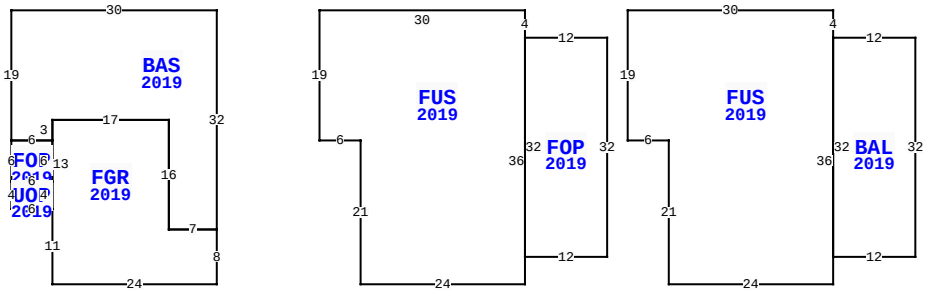
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	384	15	2019	58	10,790
BAS	610	100	2019	610	113,480
FGR	464	55	2019	255	47,439
FOP	36	30	2019	11	2,046
FOP	384	30	2019	115	21,394
FUS	1,074	100	2019	1,074	199,799
FUS	1,074	100	2019	1,074	199,799
UOP	24	20	2019	5	931
TOTALS	4,050			3,202	595,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,202	120.3268	190.12	608,764	2019	2019	0	0	0	2.15	97.85

1 SFR CUST – 100% - 2024 Heated Area: 2758 HX Base Yr 2024



1636 IRENE CT, 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		600,993
TOTAL MARKET OB/XF VALUE		63,099
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,064,092
SOH/AGL Deduction		0
ASSESSED VALUE		1,064,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,013,370
TOTAL JUST VALUE		1,064,092
NCON VALUE		5,317
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,032,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	12X20 GAR	6,823	05/22/2024
20190174	SWIM POOL	0	04/09/2019
20182333	CO ISSUED	0	03/27/2019
20182333	NEW CONSTR	377,821	07/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/768	11/20/2023	WD	Q	I	01	1,300,000
GRANTOR: MCBREARTY MICHAEL						
GRANTEE: SIROTA GEORGY & KIR						
2396/1375	9/25/2020	WD	Q	I	02	800,000
GRANTOR: REEDY JERRY P & LESLI						
GRANTEE: MCBREARTY MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S19 FOP=[YR=2019] S6 UOP=[YR=2019] S4 E6 FGR=[YR=2019] S11 E24 N8 W7 N16 W17 S13$ N4 W6$ E6 N6 W6$ E6 N3 E17 S16 E7 N32$ PTR=E15 FUS=[YR=2019] E30 S4 FOP=[YR=2019] E12 S32 W12 N32$ S36 W24 N21 W6 N19$ W15$ PTR=E60 FUS=[YR=2019] E30 S4 BAL=[YR=2019] E12 S32 W12 N32$ S36 W24 N21 W6 N19$ W60$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2019	2019	3	87	33,278	
3	0855	CONC PAVER	0	100	0	0	1,176.00	SF	10.00	10.00	100	2018	2018	3	97	11,407	
4	0812	CONCRETE C	0	100	0	0	1,170.00	SF	4.00	4.00	100	2019	2019	3	97	4,540	
5	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2019	2019	3	87	2,506	
6	0476	VF 6 SBPL	0	100	0	0	294.00	LF	32.00	32.00	100	2019	2019	3	94	8,844	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 63,099

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	000100	C	RES	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 12/17/2024 BY HS Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS

BLOCK 9 LOT 13
THE PARK PB 4/28

SIROTA GEORGY & KIRSTEN
1636 IRENE CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1630-0009-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

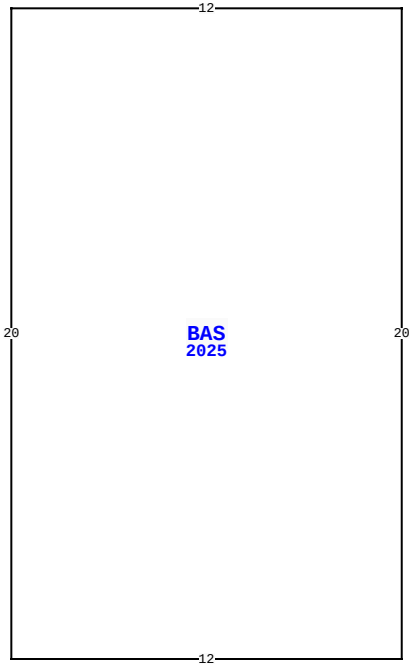
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2025	240	5,317
TOTALS	240			240	5,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	240	60.5000	22.38	5,371	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 240 HX Base Yr 2024



1636 IRENE CT, 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		600,993
TOTAL MARKET OB/XF VALUE		63,099
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,064,092
SOH/AGL Deduction		0
ASSESSED VALUE		1,064,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,013,370
TOTAL JUST VALUE		1,064,092
NCON VALUE		5,317
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,032,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/768	11/20/2023	WD	Q	I	01	1,300,000
GRANTOR: MCBREARTY MICHAEL						
GRANTEE: SIROTA GEORGY & KIR						
2396/1375	9/25/2020	WD	Q	I	02	800,000
GRANTOR: REEDY JERRY P & LESLI						
GRANTEE: MCBREARTY MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E12 S20 W12 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/17/2024 BY HS Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS