

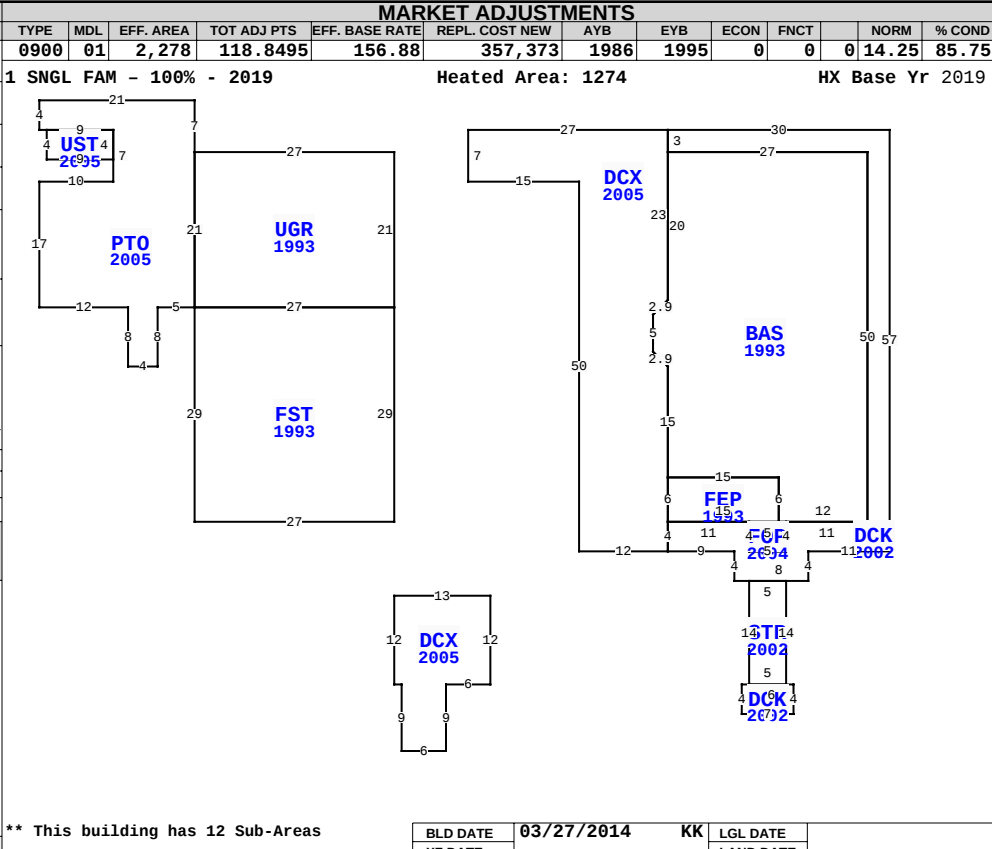


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1993	1,274	171,384
DCK	28	10	2002	3	404
DCK	380	10	2002	38	5,112
DCX	210	15	2005	32	4,305
DCX	775	15	2005	116	15,605
FEP	90	80	1993	72	9,685
FOP	20	30	2004	6	807
FST	783	55	1993	431	57,980
PTO	550	5	2005	28	3,767
STR	70	10	2002	7	942
TOTALS	4,783			2,278	306,447

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0	100	29	580.00	SF	4.00	4.00
3	0470	VNYL GATE	0	100	0	3.00	UT	300.00	300.00
4	0476	VF 6 SBPL	0	100	0	189.00	LF	32.00	32.00
5	0855	CONC PAVER	0	100	36	144.00	SF	10.00	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	RES	100	0006	R-1	0.00	0.00	1.00



** This building has 12 Sub-Areas	BLD DATE	03/27/2014	KK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	
1630 IRENE CT, FERNANDINA BEACH					

TOTAL OB/XF									
9,640									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					306,447				
TOTAL MARKET OB/XF VALUE					9,640				
TOTAL LAND VALUE - MARKET					400,000				
TOTAL MARKET VALUE					716,087				
SOH/AGL Deduction					298,857				
ASSESSED VALUE					417,230				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					366,508				
TOTAL JUST VALUE					716,087				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					701,724				

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	
2794/479	6/13/2025	QC	U	I	11	100	
GRANTOR: POCOCK AIJA S							
GRANTEE: POCOCK PAUL							
2788/1713	5/20/2025	QC	U	I	11	100	
GRANTOR: POCOCK AIJA S							
GRANTEE: POCOCK PAUL							

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\$.									