

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

2026

00-00-31-1360-0031-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																							
Exterior Wall	16	WD FR STUC 70	0500	12	4,504	219.4935	364.36	1,641,077	2015	2015	0	0	0	5.00	95.00	VALUATION BY STANDARD																						
Exterior Wall	17	CB STUCCO 30	2 SFR CUST 100% - 2017												Heated Area: 3762												HX Base Yr 2017											
Roof Structure	08	IRREGULAR 100																																				
Roof Cover	11	SLATE 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floor	12	HARDWOOD 90																																				
Interior Floor	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.	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	570	100	2015	570	197,301																																	
FGR	572	55	2015	315	109,034																																	
FOP	48	30	2015	14	4,846																																	
FOP	240	30	2015	72	24,922																																	
FOP	240	30	2015	72	24,922																																	
FOP	450	30	2015	135	46,730																																	
FST	128	55	2015	70	24,230																																	
FUS	1,572	100	2015	1,572	544,135																																	
FUS	1,620	100	2015	1,620	560,750																																	
UOP	113	20	2015	23	7,961																																	
TOTALS	5,645			4,504	1,559,023																																	
EXTRA FEATURES						2170 S FLETCHER AVE, FERNANDINA BEACH																																
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																					
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	60	3,000																						
8	0860	POOL/SPA	0	100	0	0	1.00	UT	100,000.00	100,000.00	100	2015	2015	04	90	90,000																						
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	60	11,743																						
TOTAL OB/XF 114,743																																						
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																					
1	000120	C	RES OCEAN	100		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	21,000.00	25,200.00	1,260,000																					
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0 Common: 1,260,000 PRINTED 07/09/2026 BY SYS																																						

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 W1 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\$.