BLOCK 9 LOT 16
THE PARK PB 4/28

POCOCK PAUL
1630 IRENE COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1630-0009-0160

BUILDING CHARACTERISTICS

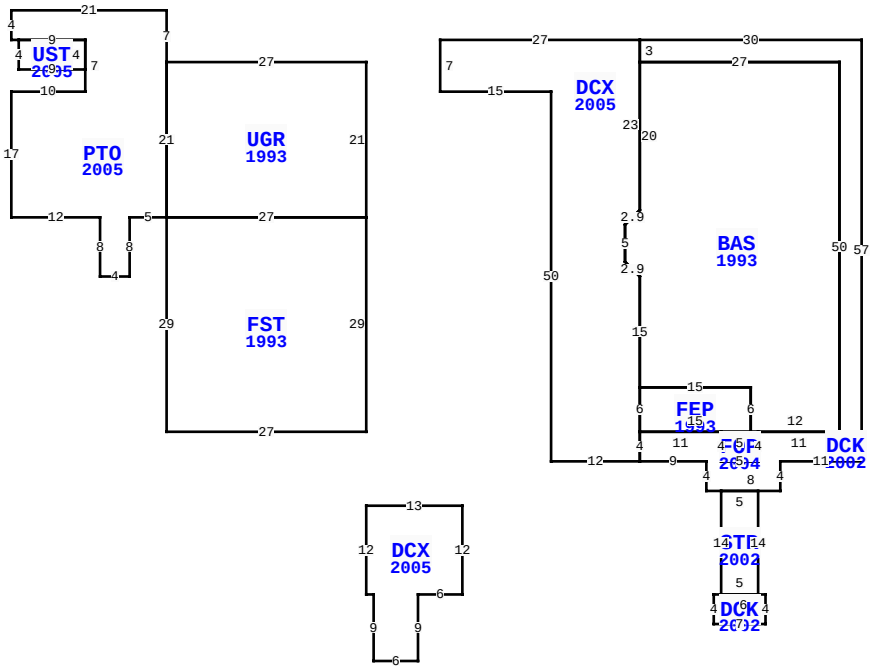
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1993	1,274	179,421
DCK	28	10	2002	3	423
DCK	380	10	2002	38	5,352
DCX	210	15	2005	32	4,506
DCX	775	15	2005	116	16,336
FEP	90	80	1993	72	10,140
FOP	20	30	2004	6	845
FST	783	55	1993	431	60,699
PTO	550	5	2005	28	3,944
STR	70	10	2002	7	985
TOTALS	4,783			2,278	320,818

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	165.20	376,326	1986	1995	0	0	0	14.75	85.25

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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		320,818
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		722,778
SOH/AGL Deduction		294,283
ASSESSED VALUE		428,495
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		377,084
TOTAL JUST VALUE		722,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,087

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$.

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	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS