

DEFOOR JAMES ALLISON II & RANDLE P
5321 SHORECREST DR
JACKSONVILLE, FL 32210-7439

00-00-31-126B-0018-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																								
CONSTRUCTION										VALUATION SUMMARY										STANDARD																																																								
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																																						
Exterior Wall	07	ASB SHNGLE 50								2700	01	1,555	107.6100	128.32	199,538	1961	1995		0	0	0	16.88	83.12	VALUATION BY																																																				
Exterior Wall	17	CB STUCCO 50								1 DUPLEX - 0% - 0														Heated Area: 1500								HX Base Yr								Tax Group: 2								Tax Dist:								STANDARD																				
Roof Structur	03	GABLE/HIP 100																														BUILDING MARKET VALUE								165,856																																				
Roof Cover	03	COMP SHNGL 100																														TOTAL MARKET OB/XF VALUE								9,257																																				
Interior Wall	03	PLASTER 50																														TOTAL LAND VALUE - MARKET								300,000																																				
Interior Wall	04	PLYWOOD 50																														TOTAL MARKET VALUE								475,113																																				
Interior Floo	07	CORK/VTILE 50																														SOH/AGL Deduction								107,288																																				
Interior Floo	08	SHT VINYL 50																														ASSESSED VALUE								367,825																																				
Air Condition	03	CENTRAL 100																														TOTAL EXEMPTION VALUE								0																																				
Heating Type	04	AIR DUCTED 100																														BASE TAXABLE VALUE								367,825																																				
Bedrooms		4 100																														TOTAL JUST VALUE								475,113																																				
Bathrooms		2 100																														NCON VALUE								0																																				
Frame	03	MASONRY 100																														INCOME VALUE																																												
Stories	2.	2. 100																														PREVIOUS YEAR MKT VALUE								400,326																																				
Units		0 100																																																																										
BUD8 Adjustme	02	DIST FB 100																																																																										
Occupancy	00	NONE 100																																																																										
Quality	03	Quality Level 03																																																																										
DOR CODE	0800	MULTI-FAMILY																																																																										
MAP NUM		MKT AREA																																						01																																				
NEIGHBORHOOD/LOC	1056.00																																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																								
APT	750	100	750	79,995																																																																								
HXB	750	100	750	79,995																																																																								
PTO	264	5	13	1,386																																																																								
UOP	20	20	4	426																																																																								
USP	126	30	38	4,053																																																																								
TOTALS	1,910		1,555	165,856																																																																								
EXTRA FEATURES					1133 N FLETCHER AVE, FERNANDINA BEACH															BLD DATE 03/19/2015					KK					LGL DATE																																														
																				XF DATE					LAND DATE																																																			
																				INC DATE					AG DATE																																																			
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																																																											
1	0810	CONCRETE A	0	0	30	30	900.00	SF	6.50	6.50	100	1988	1988	3	57	3,335																																																												
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1993	1993	3	20	576																																																												
3	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	100	1982	1982	3	41	240																																																												
4	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	1982	1982	3	41	184																																																												
5	1241	WD DECK G	0	0	0	0	576.00	UT	23.00	23.00	100	2000	2000	3	29	3,842																																																												
6	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2009	2009	3	45	1,080																																																												
LAND DESCRIPTION										TOTAL OB/XF										9,257																																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																			
1	000800	C	MULTI-FAM		0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000																																																										
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