LOT 18 SECT 2
IN OR 2140/645
FERREIRA REPLAT OF FDNA BEACH

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

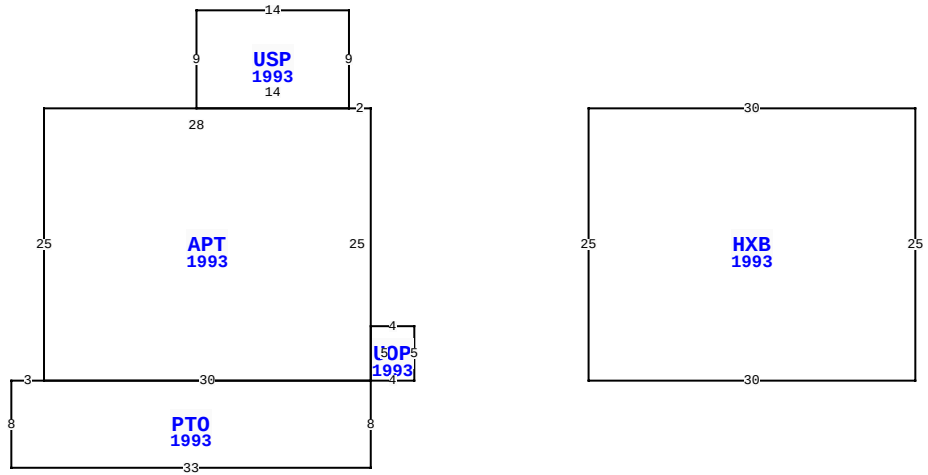
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	07	CORK/VTILE 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
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	83,228
HXB	750	100	750	83,228
PTO	264	5	13	1,443
UOP	20	20	4	444
USP	126	30	38	4,217
TOTALS	1,910		1,555	172,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,555	107.6100	134.51	209,163	1961	1995	0	0	0	17.50	82.50

1 DUPLEX – 0% - 0 Heated Area: 1500 HX Base Yr



1133 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/19/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	172,559
TOTAL MARKET OB/XF VALUE	8,825
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	481,384
SOH/AGL Deduction	76,777
ASSESSED VALUE	404,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,607
TOTAL JUST VALUE	481,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081170	ELEC OTHER	2,500	07/16/2008
20020159	REPAIR/RRF	2,000	01/31/2002
4668	REPAIR/RRF	1,500	02/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2140/0645	7/21/2017	QC	U	I	11	100
GRANTOR: DEFOOR JAMES ALLISON						
GRANTEE: DEFOOR JAMES ALLISO						
2052/0517	6/10/2016	WD	Q	I	02	345,000
GRANTOR: BOYD LEIGH E ET AL						
GRANTEE: DEFOOR JAMES ALLISO						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W2 USP=[YR=1993] N9 W14 S9 E14$ W28 S25
PTO=[YR=1993] W3 S8 E33 N8 W30$ E30 UOP=[YR=1993] E4 N5 W4
S5$ N25$ PTR=E20 HXB=[YR=1993] E30 S25 W30 N25$ W20$.

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	0810	CONCRETE A	0	0	30	30	900.00	SF	6.50	6.50	100	1988	1988	3	54.5	3,188	
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	38	222	
4	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	1982	1982	3	38	170	
5	1241	WD DECK G	0	0	0	0	576.00	UT	23.00	23.00	100	2000	2000	3	28	3,709	
6	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2009	2009	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 8,825

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	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							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS