

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

2025

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



BUILDING CHARACTERISTICS		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. 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
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NEIGHBORHOOD/LOC	1056.00	
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	750	100	1993	750	87,223
HXB	750	100	1993	750	87,223
PTO	264	5	1993	13	1,512
UOP	20	20	1993	4	465
USP	126	30	1993	38	4,419

TOTALS	1,910			1,555	180,841
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EXTRA FEATURES

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	52	3,042	
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	35	205	
4	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	1982	1982	3	35	157	
5	1241	WD DECK G	0	0	0	0	576.00	UT	23.00	23.00	100	2000	2000	3	27	3,577	
6	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2009	2009	3	35	840	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-FAMILY	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							

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	142.05	220,888	1961	1995	0	0	0	18.13	81.87

1 DUPLEX - 0% - 0

Heated Area: 1500

HX Base Yr

The diagram shows a floor plan for a duplex unit. It includes a main rectangular area labeled 'APT 1993' with dimensions 28 (width) and 25 (height). Attached to the top of this area is a smaller rectangle labeled 'USP 1993' with dimensions 14 (width) and 9 (height). Attached to the bottom of the main area is another rectangle labeled 'PTO 1993' with dimensions 33 (width) and 8 (height). To the right of the main area is a large square labeled 'HXB 1993' with dimensions 30 (width) and 25 (height). Various other dimensions are marked along the perimeter and at connection points.

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

1133 N FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		180,841	
TOTAL MARKET OB/XF VALUE		8,397	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		489,238	
SOH/AGL Deduction		44,170	
ASSESSED VALUE		445,068	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		445,068	
TOTAL JUST VALUE		489,238	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		481,384	

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\$.