

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

2026

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



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	750	100	1993	750	91,150
HXB	750	100	1993	750	91,150
PTO	264	5	1993	13	1,580
UOP	20	20	1993	4	486
USP	126	30	1993	38	4,618

TOTALS	1,910			1,555	188,985
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00
5	1241	WD DECK G	0	0	0	0	576.00	UT	23.00
6	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00

REVIEW DATE	01/01/2023	BY	CD
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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	149.58	232,597	1961	1995	0	0	0	18.75
1 DUPLEX 0% - 0 Heated Area: 1500 HX Base Yr											

1133 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE 03/19/2015	KK	LGL DATE	03/20/2026	MLU
	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
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1993	1993	3	20	576	
5	1241	WD DECK G	0	0	0	0	576.00	UT	23.00	23.00	100	2000	2000	3	26	3,444	
6	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2009	2009	3	31	744	

TOTAL OB/XF													4,764	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000.00			

Total Acres: 0.00	Total Land Value: 325,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				188,985	
TOTAL MARKET OB/XF VALUE				4,764	
TOTAL LAND VALUE - MARKET				325,000	
TOTAL MARKET VALUE				518,749	
SOH/AGL Deduction				29,174	
ASSESSED VALUE				489,575	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				489,575	
TOTAL JUST VALUE				518,749	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				489,238	

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									
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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\$.									