

PT OF D FERNANDEZ GRANT
SEC 38-2N-28E IN OR 64/584 &
OR 713/1709 & OR 2093/740 &

BURKETT JOHN FERRELL TRUST/BURKETT JOHN FERRELL TR
95252 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0000-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
DOR CODE 5000 IMPROVED AG

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	1,780	226,647
FGR	1,861	55	1,024	130,386
FOP	976	30	293	37,308
FST	27	55	15	1,910
STR	66	10	7	891
UUS	750	50	375	47,749

TOTALS 5,460 3,494 444,891

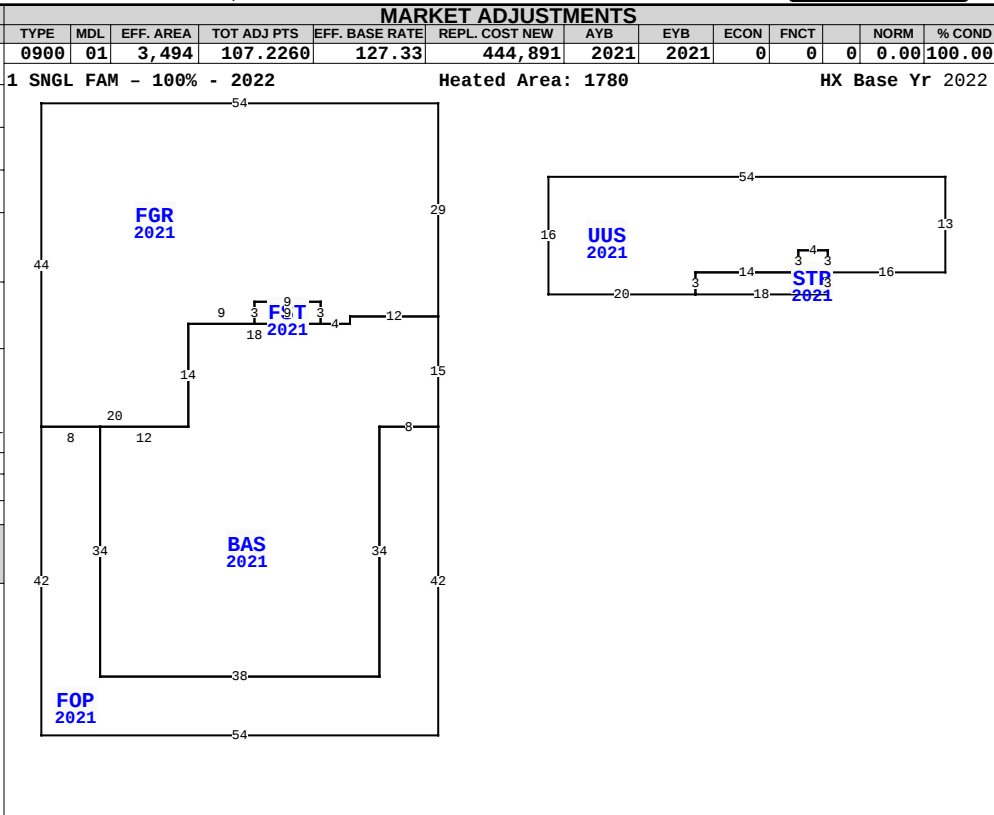
EXTRA FEATURES

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
4	0812	CONCRETE C	0	100	0	0	3,925.00	SF	4.00	4.00	100	2020	2020	3	99	15,543	
5	0473	VF 3 RAIL	0	100	0	0	700.00	LF	7.50	7.50	100	2020	2020	3	98	5,145	
6	0473	VF 3 RAIL	0	100	0	0	675.00	LF	7.50	7.50	100	2020	2020	3	98	4,961	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
8	0755	FSP	0	100	10	15	150.00	SF	20.00	20.00	100	2002	2002	3	21	630	
9	0756	FEP	0	100	10	5	50.00	SF	27.00	27.00	100	2002	2002	3	21	284	
10	1243	WD DECK F	0	0	20	8	160.00	SF	8.00	8.00	100	2000	2000	3	20	256	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	150,000							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	13.72	AC		1.00	1.00	1.00	720.00	720.00	9,878							
3	006005	A	PAST/GRAZE	0			0.00	0.00	4.40	AC		1.00	1.00	1.00	440.00	440.00	1,936							
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	18.12	AC		1.00	1.00	0.75	75,000.00	56,250.00	1,019,250							

REVIEW DATE 02/24/2022 BY KWA



95262 CLEMENTS RD, FERNANDINA BEACH

TOTAL OB/XF 29,584																
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
4	0812	CONCRETE C	0	100	0	0	3,925.00	SF	4.00	4.00	100	2020	2020	3	99	15,543
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9	0756	FEP	0	100	10	5	50.00	SF	27.00	27.00	100	2002	2002	3	21	284
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1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	150,000							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	13.72	AC		1.00	1.00	1.00	720.00	720.00	9,878							
3	006005	A	PAST/GRAZE	0			0.00	0.00	4.40	AC		1.00	1.00	1.00	440.00	440.00	1,936							
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	18.12	AC		1.00	1.00	0.75	75,000.00	56,250.00	1,019,250							

REVIEW DATE 02/24/2022 BY KWA Total Acres: 20.12 Total Land Value: 161,814 Market: 1,019,250 Agricultural: 11,814 Common: 150,000

NASSAU COUNTY PROPERTY PAGE 1 of 3 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		557,348
TOTAL MARKET OB/XF VALUE		29,584
TOTAL LAND VALUE - MARKET		1,169,250
TOTAL MARKET VALUE		748,746
SOH/AGL Deduction		309,179
ASSESSED VALUE		439,567
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		389,567
TOTAL JUST VALUE		1,756,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007342	CO ISSUED	0	03/05/2021
B2007342	NEW CONSTR	333,628	08/17/2020
B207319	DEMOLITION	0	08/14/2020
8267	MH MOVE-ON	20,000	08/10/1990

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2344/1320	3/05/2020	WD U I 11	100
GRANTOR: BURKETT ERNIE F & WAL			
GRANTEE: JOHN FERRELL BURKET			
2341/0308	2/18/2020	WD U I 11	100
GRANTOR: BURKETT ERNIE F & WAL			
GRANTEE: JOHN FERRELL BURKET			

BUILDING NOTES			
FGR=[YR=2021] W54 S44 FOP=[YR=2021] S42 E54 N42			
BAS=[YR=2021] N15 W12 S1 W4 FST=[YR=2021] N3 W9 S3 E9\$ W18			
S14 W12 S34 E38 N34 E8\$ W8 S34 W38 N34 W8\$ E20 N14 E9 N3 E9			
S3 E4 N1 E12 N29\$ PTR= E15 S10 UUS=[YR=2021] E54 S13 W16			
STR=[YR=2021] S3 W18 N3 E14 N3 E4 S3\$ N3 W4 S3 W14 S3 W20			
N16\$ N10 W15\$.			

BUILDING DIMENSIONS			
FGR=[YR=2021] W54 S44 FOP=[YR=2021] S42 E54 N42			
BAS=[YR=2021] N15 W12 S1 W4 FST=[YR=2021] N3 W9 S3 E9\$ W18			
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