



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1,633	187,215
BAS	108	100	108	12,381
FGR	637	55	350	40,126
FOP	324	30	97	11,121
FSP	776	40	310	35,540
FUS	416	100	416	47,692
FUS	984	100	984	112,811
UOP	32	20	6	688

TOTALS	4,910	3,904	447,572
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0810	CONCRETE A	0 100	22	25	550.00	SF	6.50	6.50
10	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00
11	0812	CONCRETE C	0 100	0	0	2,865.00	SF	4.00	4.00
12	0812	CONCRETE C	0 100	0	0	568.00	SF	4.00	4.00
13	0855	CONC PAVER	0 100	0	0	881.00	SF	5.00	5.00
14	0351	CARPORT MT	0 100	24	20	480.00	SF	10.00	10.00
15	0463	FENCE GATE	0 100	0	0	2.00	UT	1,200.00	1,200.00
16	1127	BRICK 8"	0 100	0	0	136.00	SF	11.00	11.00
17	0473	VF 3 RAIL	0 100	0	0	312.00	LF	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.46

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,904	106.9740	127.03	495,925	1999	2002	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 3141 HX Base Yr 2022									

95243 CLEMENTS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	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
4	0810	CONCRETE A	0 100	22	25	550.00	SF	6.50	6.50	100	1990	1990	3	62	2,217	
10	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	5,880	
11	0812	CONCRETE C	0 100	0	0	2,865.00	SF	4.00	4.00	100	2002	2002	3	83	9,512	
12	0812	CONCRETE C	0 100	0	0	568.00	SF	4.00	4.00	100	2002	2002	3	83	1,886	
13	0855	CONC PAVER	0 100	0	0	881.00	SF	5.00	5.00	100	2002	2002	3	83	3,656	
14	0351	CARPORT MT	0 100	24	20	480.00	SF	10.00	10.00	100	2006	2006	3	31	1,488	
15	0463	FENCE GATE	0 100	0	0	2.00	UT	1,200.00	1,200.00	100	2006	2006	3	72	1,728	
16	1127	BRICK 8"	0 100	0	0	136.00	SF	11.00	11.00	100	2006	2006	3	97	1,451	
17	0473	VF 3 RAIL	0 100	0	0	312.00	LF	7.50	7.50	100	2012	2012	3	85	1,989	

TOTAL OB/XF									
29,807									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.46

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					478,059				
TOTAL MARKET OB/XF VALUE					29,807				
TOTAL LAND VALUE - MARKET					259,500				
TOTAL MARKET VALUE					767,366				
SOH/AGL Deduction					578,174				
ASSESSED VALUE					189,192				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					139,192				
TOTAL JUST VALUE					767,366				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					559,035				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109362	(14) WINDOWS	20,000	08/01/2021
9905924	NEW CONSTR	116,470	04/01/1999
E973553	NEW CONSTR	0	04/01/1997
973689	XFOB	35,000	01/01/1997
8375	MH MOVE-ON	26,000	11/19/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2437/1487	2/26/2021	WD	U	I	37	375,000			
GRANTOR: BURKETT JOHN FERRELL									
GRANTEE: ADAMS SARAH F & J G									
2093/0736	12/22/2016	WD	U	I	11	100			
GRANTOR: BURKETT JOHN FERRELL									
GRANTEE: BURKETT JOHN FERREL									

BUILDING NOTES									
FSP=[YR=2012] W48 S17 BAS=[YR=1999] S8 FGR=[YR=1999] W26 S23 E26 FOP=[YR=1999] S12 E20 UOP=[YR=1999] S4 E8 N4 W8 \$ E28 N6 BAS=[YR=2012] N18 W6 S18 E6\$ W42 N6 W6 \$ N8 E6 N4 W3 N5 W3 N6 \$ S6 E3 S5 E3 S4 W6 S8 E6 S6 E36 N18 E6 N19 W30 N4 W10 S4 W8\$ E8 N4 E10 S4 E30 N17\$ PTR= E20 FUS=[YR=1999] E12 S18 E12 N18 E12 S36 W12 N8 W12S8 W12 N36 \$ W20 \$ PTR= N10 W65 FUS=[YR=1999] W26 S16 E26 N16 \$ E65 S10\$.									

2023

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