

PT SEC 40-2N-28E
IN OR 2093/730
(EX R/W OR 229/428)

BURKETT JOHN FERRELL REV TRUST/BURKETT JOHN FERREL
95243 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0020-0080



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	17 CB STUCCO 30
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	4 100
Frame	03 MASONRY 100
Story Height	16 100
RMS	5 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 2500 REPAIR SERVICE

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	210	100	210	6,523
AOF	320	100	320	9,939
BAS	2,670	100	2,670	82,930

TOTALS 3,200 3,200 99,392

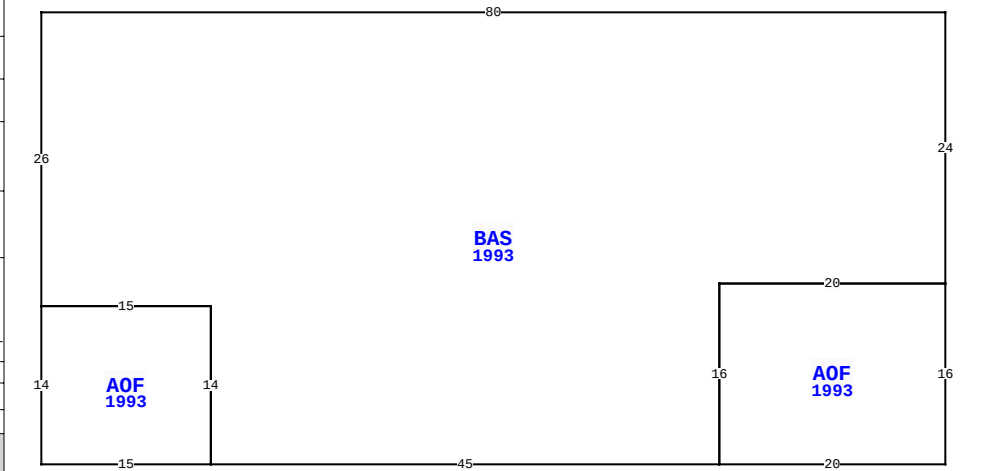
EXTRA FEATURES

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	0803	ASPHALT C	0	0	0	0		4,848.00	SF 2.00	2.00	100	1995	1995	3	50	4,848
2	0812	CONCRETE C	0	0	0	0		480.00	SF 4.00	4.00	100	1985	1985	3	49.5	950
3	0402	CONC BUMPE	0	0	0	0		3.00	UT 25.00	25.00	100	1995	1995	3	79	59
4	0430	CL FNC 6B	0	0	0	0		403.00	LF 9.70	9.70	100	1995	1995	3	39	1,525
5	0424	CL FNC 6'	0	0	0	0		99.00	LF 20.00	20.00	100	1995	1995	3	39	772
6	0463	FENCE GATE	0	0	0	0		1.00	UT 300.00	300.00	100	1995	1995	3	39	117
7	0464	FNC GT 10'	0	0	0	0		4.00	UT 350.00	350.00	100	2000	2000	3	55	770
8	0835	QUARY TILE	0	0	0	0		240.00	SF 10.00	10.00	100	1995	1995	3	72	1,728
9	0098	AWNING MTL	0	0	40	6		240.00	SF 13.00	13.00	100	1995	1995	3	20	624
10	0940	SHEDS/PORT	0	0	8	12		96.00	SF 30.00	30.00	100	1995	1995	3	20	576

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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	70,300.00	SF		1.00	1.00	1.00	9.00	9.00	632,700							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2501	04	3,200	70.3966	62.12	198,784	1983	1983	0	0	0	50.00	50.00	
1 SERV SHOP - 0% - 0 Heated Area: 3200 HX Base Yr													



BLD DATE	06/28/2018	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

474355 SR 200, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
PAGE 1 of 4			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,429	
TOTAL MARKET OB/XF VALUE		40,054	
TOTAL LAND VALUE - MARKET		632,700	
TOTAL MARKET VALUE		998,183	
SOH/AGL Deduction		423,771	
ASSESSED VALUE		574,412	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		574,412	
TOTAL JUST VALUE		998,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		537,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428922	ADD. 4200 SF MTL	0	11/06/2014
E1427865	NEW CONSTR	0	06/01/2014
95-02106	REMODEL	7,600	07/01/1995
95-01914	REPAIR/RRF	2,430	05/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2093/0730	12/22/2016	WD U	I	I	11	100	
GRANTOR: BURKETT JOHN FERRELL							
GRANTEE: BURKETT JOHN FERRELL							
1320/1919	5/31/2005	WD U	I	I	12	900,000	
GRANTOR: DRISCOLL JAMES H & LI							
GRANTEE: BURKETT JOHN FERRELL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W80 S26 AOF=[YR=1993] S14 E15 N14 W15\$ E15 S14 E45 AOF=[YR=1993] E20 N16 W20 S16\$ N16 E20 N24\$.									

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GRANTEE: BURKETT JOHN FERREL							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2014] W120 S35 CAN=[YR=2015] S20 E120 N20 W120\$ E120 N35\$.							
ND LUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV							
Common: 632,700 PRINTED 08/02/2023 BY SYS							

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