

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

40-2N-28-0000-0020-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																											
Exterior Wall	25	MOD METAL 100								2501	06	7,576	90.6800	80.03	606,307	1994	1994	0	0	30.00	70.00	VALUATION BY																																																									
Roof Structure	10	STEEL FRME 100								1 SERV SHOP - 0% - 0										Heated Area: 6000										HX Base Yr										STANDARD																																							
Roof Cover	12	MODULAR MT 100																												Tax Group: 4										Tax Dist:																																							
Interior Wall	01	MINIMUM 100																												BUILDING MARKET VALUE										424,415																																							
Interior Floor	03	CONC FINSH 100																												TOTAL MARKET OB/XF VALUE										47,312																																							
Ceiling	02	F.NOT SUS 100																												TOTAL LAND VALUE - MARKET										290,805																																							
Air Condition	01	NONE 100																												TOTAL MARKET VALUE										762,532																																							
Heating Type	02	CONVECTION 100																												SOH/AGL Deduction										292,937																																							
Plumbing	05	6 100																												ASSESSED VALUE										469,595																																							
Frame	05	STEEL 100																												TOTAL EXEMPTION VALUE										0																																							
Story Height	14	14 100																												BASE TAXABLE VALUE										469,595																																							
RMS	6	100																												TOTAL JUST VALUE										762,532																																							
Stories	1.	1. 100																												NCON VALUE										0																																							
Class	00	. 100																												INCOME VALUE																																																	
Units	0	100																												PREVIOUS YEAR MKT VALUE										492,927																																							
Occupancy	00	NONE 100																																																																													
Quality		03		Quality Level 03																																																																											
DOR CODE		2500		REPAIR SERVICE																																																																											
MAP NUM				MKT AREA																																																																											
NEIGHBORHOOD/LOC		4002		00																																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																											
AOF	276	185	511	28,627																																																																											
AOF	1,154	185	2,135	119,605																																																																											
BAS	2,100	100	2,100	117,644																																																																											
BAS	2,146	100	2,146	120,221																																																																											
BAS	324	100	324	18,151																																																																											
CAN	200	30	60	3,361																																																																											
CAN	1,000	30	300	16,806																																																																											
TOTALS	7,200		7,576	424,415																																																																											
EXTRA FEATURES										474361 SR 200, FERNANDINA BEACH										BLD DATE 07/20/2021										KK										LGL DATE 07/20/2021										KK										07/20/2021										KK									
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	0812	CONCRETE C	0	0	0	0	13,519.00	SF	2.80	2.80	100	1994	1994	3	70	26,497																																																															
2	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1994	1994	3	77	116																																																															
3	0430	CL FNC 6B	0	0	0	0	489.00	LF	9.70	9.70	100	1994	1994	3	36	1,708																																																															
4	6001	ROLLUP DR	0	0	0	0	12.00	UT	400.00	400.00	100	1994	1994	3	20	960																																																															
5	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	1994	1994	3	39	1,229																																																															
6	0351	CARPORT MT	0	0	16	12	192.00	SF	10.00	10.00	100	1994	1994	3	20	384																																																															
7	0680	POLE SHED	0	0	16	16	256.00	SF	10.00	10.00	100	1994	1994	3	23	589																																																															
8	0680	POLE SHED	0	0	16	6	96.00	SF	10.00	10.00	100	1994	1994	3	23	221																																																															
9	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800																																																															
10	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	1994	1994	3	36	504																																																															
LAND DESCRIPTION										TOTAL OB/XF										33,008																																																											
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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	38,774.00	SF		1.00	1.00	1.00	7.50	7.50	290,805																																																														

