PT D FERNANDEZ GRANT SEC 38-2N-2
IN OR 2093/734 & OR 2093/736
(EX UTIL ESMTS IN OR 789/18 &

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

2024

38-2N-28-0000-0002-0040

BUILDING CHARACTERISTICS

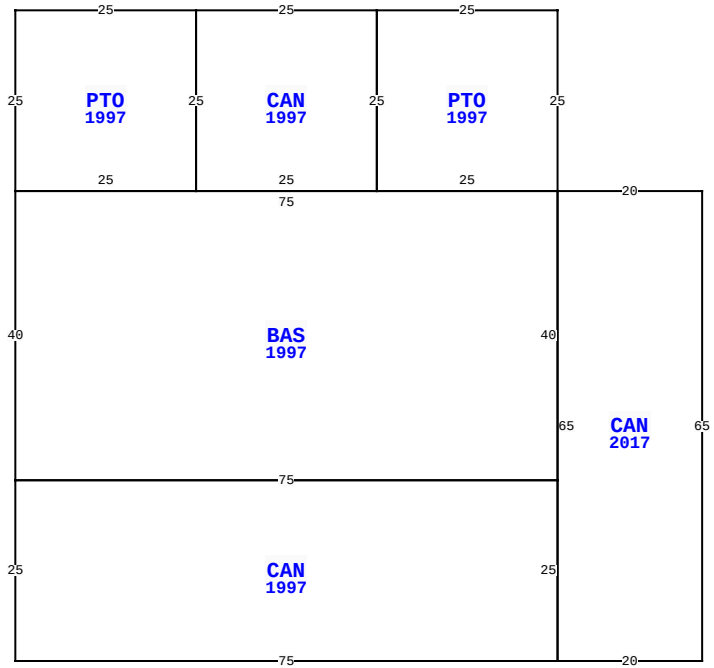
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	3,000	44,647
CAN	625	30	188	2,798
CAN	1,875	30	562	8,364
CAN	1,300	30	390	5,804
PTO	625	5	31	461
PTO	625	5	31	461
TOTALS	8,050		4,202	62,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	4,202	78.7332	27.56	115,807	1997	1997	0	0	0	46.00	54.00

1 GARAGE RES – 0% - 0 Heated Area: 3000 HX Base Yr



95209 CLEMENTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 DC
INC DATE		AG DATE	05/15/2024 DC

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	62,536
TOTAL MARKET OB/XF VALUE	8,395
TOTAL LAND VALUE - MARKET	678,000
TOTAL MARKET VALUE	748,931
SOH/AGL Deduction	349,548
ASSESSED VALUE	399,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,383
TOTAL JUST VALUE	748,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	637,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0736	12/22/2016	WD	U	I	11	100
GRANTOR: BURKETT JOHN FERRELL						
GRANTEE: BURKETT JOHN FERREL						
2093/0734	12/22/2016	WD	U	I	11	100
GRANTOR: BURKETT JOHN FERRELL						
GRANTEE: BURKETT JOHN FERREL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W25 CAN=[YR=1997] W25 PTO=[YR=1997] W25 S25 BAS=[YR=1997] S40 CAN=[YR=1997] S25 E75 CAN=[YR=2017] E20 N65 W20 S65$ N25 W75$ E75 N40 W75$ E25 N25$ S25 E25 N25$ S25 E25 N25$.

EXTRA FEATURES

LN	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	60	20	1,200.00	SF	4.00	4.00	100	1997	1997	3	73	3,504	
2	0812	CONCRETE C	0	0	54	36	1,944.00	SF	3.00	3.00	100	1997	1997	3	73	4,257	
3	0351	CARPORT MT	0	0	44	12	528.00	SF	6.00	6.00	100	2000	2000	3	20	634	

LAND DESCRIPTION

TOTAL OB/XF 8,395

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000715	C	MISC RES AC	0		OR	0.00	0.00	10.00	AC		1.00	1.00	0.75	75,000.00	56,250.00	562,500							
2	000715	C	MISC RES AC	0		OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	75,000.00	75,000.00	115,500							

REVIEW DATE 03/01/2022 BY KWA Total Acres: 11.54 Total Land Value: 678,000 Market: 0 Agricultural: 0 Common: 678,000 PRINTED 08/06/2024 BY SYS