

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 2500REPAIR 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	6,339
AOF	320	100	320	9,659
BAS	2,670	100	2,670	80,594

TOTALS 3,200 3,200 96,592

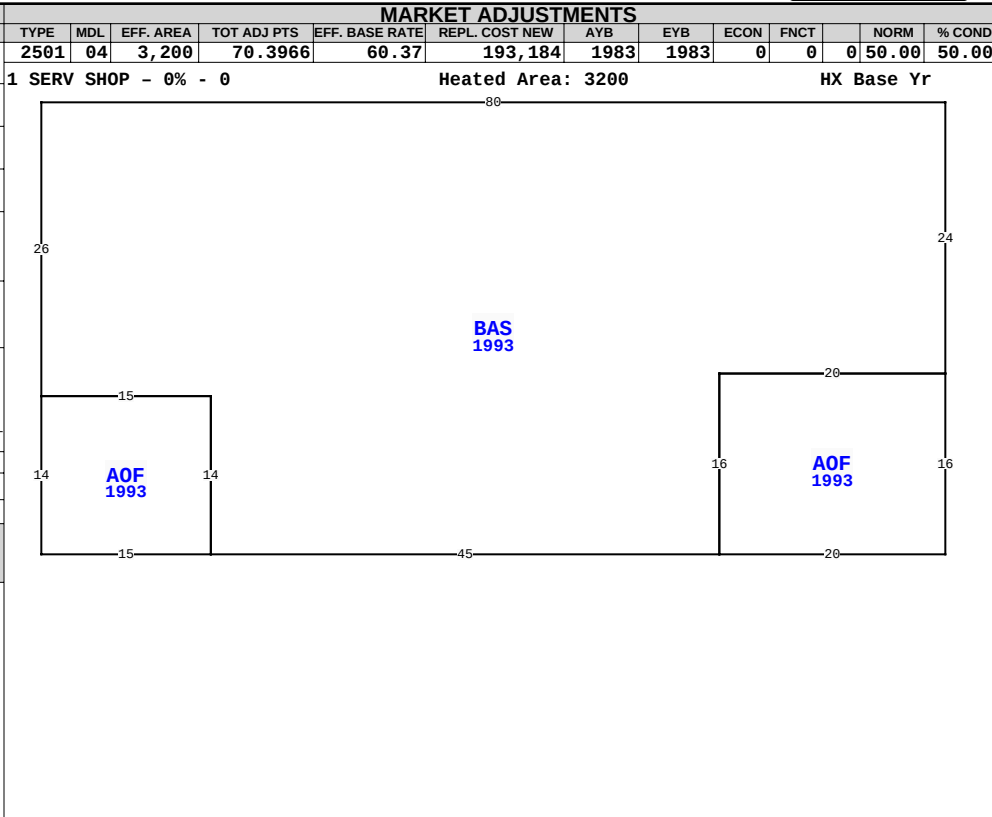
EXTRA FEATURES

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	47	902	
3	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1995	1995	3	77	58	
4	0430	CL FNC 6B	0	0	0	0	403.00	LF	9.70	9.70	100	1995	1995	3	36	1,407	
5	0424	CL FNC 6'	0	0	0	0	99.00	LF	20.00	20.00	100	1995	1995	3	36	713	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1995	1995	3	36	108	
7	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2000	2000	3	52	728	
8	0835	QUARY TILE	0	0	0	0	240.00	SF	10.00	10.00	100	1995	1995	3	70	1,680	
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	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	70,300.00	SF		1.00	1.00	1.00	9.00	9.00	632,700							

REVIEW DATE 04/18/2024 BY KWA



474355 SR 200, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 11,644

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	70,300.00	SF		1.00	1.00	1.00	9.00	9.00	632,700							

Total Acres: 0.00 Total Land Value: 632,700 Market: 0 Agricultural: 0 Common: 632,700

NASSAU COUNTY PROPERTY PAGE 1 of 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,162
TOTAL MARKET OB/XF VALUE		39,058
TOTAL LAND VALUE - MARKET		632,700
TOTAL MARKET VALUE		983,920
SOH/AGL Deduction		352,067
ASSESSED VALUE		631,853
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		631,853
TOTAL JUST VALUE		983,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		998,183

BLDG#3 (474355)

BLDG#1 (474357) CONWELL'S AUTOMOTIVE

BLDG #2 (22X29) IS BAY ATTACHED ON REAR OF BLDG #1

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 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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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				PAGE 2 of 4																			
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	25	MOD METAL	100	2501	04	638	52.3551	44.89	28,640	2005	2005	0	0	14.00	86.00	VALUATION BY																							
Roof Structur	10	STEEL FRME	100	2 SERV SHOP - 0% - 0												Heated Area: 638												HX Base Yr											
Roof Cover	01	MINIMUM	100	22 29 29 22 BAS 2005												Tax Group: 4												Tax Dist:											
Interior Wall	07	NONE	100													BUILDING MARKET VALUE												312,162											
Interior Floo	03	CONC FINSH	100													TOTAL MARKET OB/XF VALUE												39,058											
Ceiling	04	NONE	100													TOTAL LAND VALUE - MARKET												632,700											
Air Condition	01	NONE	100													TOTAL MARKET VALUE												983,920											
Heating Type	01	NONE	100													SOH/AGL Deduction												352,067											
Fixtures		0	100													ASSESSED VALUE												631,853											
Frame	05	STEEL	100													TOTAL EXEMPTION VALUE												0											
Common Wall		12	100													BASE TAXABLE VALUE												631,853											
Story Height		15	100													TOTAL JUST VALUE												983,920											
RMS		1	100	NCON VALUE												0																							
Stories	1.	1.	100	INCOME VALUE																																			
Units		0	100	PREVIOUS YEAR MKT VALUE												998,183																							
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																																			
BAS	638	100	638	24,630																																			
TOTALS		638		638	24,630																																		
EXTRA FEATURES										474355 SR 200, FERNANDINA BEACH																													
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																							
11	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1985	1985	3	23	311																							
12	0812	CONCRETE C	0	0	0	0	2,152.00	SF	4.00	4.00	100	2005	2005	3	86	7,403																							
13	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1985	1985	3	20	400																							
14	0810	CONCRETE A	0	0	0	0	106.00	SF	6.50	6.50	100	1985	1985	3	47	324																							
15	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2005	2005	3	24	96																							
16	0812	CONCRETE C	0	0	0	0	1,603.00	SF	4.00	4.00	100	2014	2014	3	95	6,091																							
17	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	2014	2014	3	65	1,300																							
18	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2014	2014	3	65	520																							
19	0978	SECURTY LT	0	0	0	0	4.00	UT	225.00	225.00	100	2014	2014	3	87	783																							
20	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,897.50	1,897.50	100	2014	2014	3	87	1,651																							
LAND DESCRIPTION										TOTAL OB/XF										18,879																			
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															
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