

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																			
ELEMENT		CD		CONSTRUCTION		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		06	7,576	90.6800	77.76		589,110		1994	1994	0	0	0	32.00	68.00	VALUATION BY										STANDARD									
Roof Structure		10	STEEL FRME 100	1		SERV SHOP - 0% - 0		Heated Area: 6000		HX Base Yr		Tax Group: 4										Tax Dist:																	
Roof Cover		12	MODULAR MT 100	20		CAN 1994		20		50		20		20		20		20		20		20		20		20		20		20		400,595							
Interior Wall		01	MINIMUM 100	12		BAS 1994		42		42		42		42		42		42		42		42		42		42		42		42		45,542							
Interior Floor		03	CONC FINSH 100	03		CONC FINSH 100		02		F.NOT SUS 100		02		F.NOT SUS 100		02		F.NOT SUS 100		02		F.NOT SUS 100		02		F.NOT SUS 100		02		02		290,805							
Ceiling		01	NONE 100	01		NONE 100		02		CONVECTION 100		02		CONVECTION 100		02		CONVECTION 100		02		CONVECTION 100		02		CONVECTION 100		02		02		736,942							
Air Condition		01	NONE 100	01		NONE 100		02		CONVECTION 100		02		CONVECTION 100		02		CONVECTION 100		02		CONVECTION 100		02		CONVECTION 100		02		02		220,387							
Heating Type		02	CONVECTION 100	02		CONVECTION 100		02		CONVECTION 100		02		CONVECTION 100		02		CONVECTION 100		02		CONVECTION 100		02		CONVECTION 100		02		02		516,555							
Plumbing		05	STEEL 100	05		STEEL 100		05		STEEL 100		05		STEEL 100		05		STEEL 100		05		STEEL 100		05		STEEL 100		05		05		0							
Frame		14	100	14		100		14		100		14		100		14		100		14		100		14		100		14		14		516,555							
Story Height		6	100	6		100		6		100		6		100		6		100		6		100		6		100		6		6		736,942							
RMS		1.	1. 100	1.		1. 100		1.		1. 100		1.		1. 100		1.		1. 100		1.		1. 100		1.		1. 100		1.		1.		0							
Stories		00	. 100	00		. 100		00		. 100		00		. 100		00		. 100		00		. 100		00		. 100		00		00		0							
Units		00	0 100	00		0 100		00		0 100		00		0 100		00		0 100		00		0 100		00		0 100		00		00		0							
Occupancy		00	NONE 100	00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		00		0							
Quality		03	Quality Level 03	03		Quality Level 03		03		Quality Level 03		03		Quality Level 03		03		Quality Level 03		03		Quality Level 03		03		Quality Level 03		03		03		762,532							
DOR CODE		2500	REPAIR SERVICE	2500		REPAIR SERVICE		2500		REPAIR SERVICE		2500		REPAIR SERVICE		2500		REPAIR SERVICE		2500		REPAIR SERVICE		2500		REPAIR SERVICE		2500		2500									
MAP NUM			MKT AREA	04		MKT AREA		04		MKT AREA		04		MKT AREA		04		MKT AREA		04		MKT AREA		04		MKT AREA		04		04									
NEIGHBORHOOD/LOC		4002.00	4002.00		4002.00		4002.00		4002.00		4002.00		4002.00		4002.00		4002.00		4002.00		4002.00		4002.00		4002.00		4002.00		4002.00										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE		SUBAREA MARKET VALUE										
AOF		276	185	511	27,020		27,020		27,020		27,020		27,020		27,020		27,020		27,020		27,020		27,020		27,020		27,020		27,020										
AOF		1,154	185	2,135	112,892		112,892		112,892		112,892		112,892		112,892		112,892		112,892		112,892		112,892		112,892		112,892		112,892										
BAS		2,100	100	2,100	111,041		111,041		111,041		111,041		111,041		111,041		111,041		111,041		111,041		111,041		111,041		111,041		111,041										
BAS		2,146	100	2,146	113,474		113,474		113,474		113,474		113,474		113,474		113,474		113,474		113,474		113,474		113,474		113,474		113,474										
BAS		324	100	324	17,132		17,132		17,132		17,132		17,132		17,132		17,132		17,132		17,132		17,132		17,132		17,132		17,132										
CAN		200	30	60	3,173		3,173		3,173		3,173		3,173		3,173		3,173		3,173		3,173		3,173		3,173		3,173		3,173										
CAN		1,000	30	300	15,863		15,863		15,863		15,863		15,863		15,863		15,863		15,863		15,863		15,863		15,863		15,863		15,863										
TOTALS		7,200		7,576	400,595		400,595		400,595		400,595		400,595		400,595		400,595		400,595		400,595		400,595		400,595		400,595		400,595										
EXTRA FEATURES		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 SR 200, FERNANDINA BEACH		474361 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																						
1		0812	CONCRETE C	0	0	0	13,519.00	SF	2.80	2.80	100	1994	1994	3	68	25,740																							
2		0402	CONC BUMPE	0	0	0	6.00	UT	25.00	25.00	100	1994	1994	3	76	114																							
3		0430	CL FNC 6B	0	0	0	489.00	LF	9.70	9.70	100	1994	1994	3	32	1,518																							
4		6001	ROLLUP DR	0	0	0	12.00	UT	400.00	400.00	100	1994	1994	3	20	960																							
5		0978	SECURTY LT	0	0	0	7.00	UT	450.00	450.00	100	1994	1994	3	36	1,134																							
6		0351	CARPORT MT	0	0	16	192.00	SF	10.00	10.00	100	1994	1994	3	20	384																							
7		0680	POLE SHED	0	0	16	256.00	SF	10.00	10.00	100	1994	1994	3	20	512																							
8		0680	POLE SHED	0	0	16	96.00	SF	10.00	10.00	100	1994	1994	3	20	192																							
9		0351	CARPORT MT	0	0	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800																							
10		0464	FNC GT 10'	0	0	0	4.00	UT	350.00	350.00	100	1994	1994	3	32	448																							
LAND DESCRIPTION		TOTAL OB/XF										31,802																											
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																					

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
																					VALUATION BY					STANDARD								
																					Tax Group: 4					Tax Dist:								
																					BUILDING MARKET VALUE					400,595								
																					TOTAL MARKET OB/XF VALUE					45,542								
																					TOTAL LAND VALUE - MARKET					290,805								
																					TOTAL MARKET VALUE					736,942								
																					SOH/AGL Deduction					220,387								
																					ASSESSED VALUE					516,555								
																					TOTAL EXEMPTION VALUE					0								
																					BASE TAXABLE VALUE					516,555								
																					TOTAL JUST VALUE					736,942								
																					NCON VALUE					0								
																					INCOME VALUE													
																					PREVIOUS YEAR MKT VALUE					762,532								