

PT OF LOTS 25 & 26 & 24
IN OR 2610/1719
THE RESIDENCE PB 5/149-152

BURKS JUNE M REVOCABLE TRUST/BURKS JUNE M TRUSTEE
8247 RESIDENCE CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0546-0025-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 60			
Exterior Wall	10	ABOVE AVG 40			
Roof Structure	08	IRREGULAR 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame		02 WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			10
NEIGHBORHOOD/LOC	10003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	2000	1,330	224,008
FGR	460	55	2000	253	42,612
FOP	126	30	2000	38	6,400
FOP	126	30	2000	38	6,400
FUS	1,012	100	2000	1,012	170,448
PTO	304	5	2000	15	2,526
UOP	106	20	2000	21	3,537
TOTALS	3,464			2,707	455,931

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,707	120.8592	190.96	516,929	2000	2000	0	0	11.80	88.20
1 SFR CUST - 100% - 2013 Heated Area: 2342 HX Base Yr 2013											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	04/10/2024				
INC DATE						AG DATE	MLU				

8247 RESIDENCE CT, FERNANDINA BEACH

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
1	0811	CONCRETE B	0	100	0	0	870.00	SF	5.20	5.20	100	2000	2000	3
2	0400	CONC CURB	0	100	0	0	80.00	LF	15.00	15.00	100	2000	2000	3
3	1126	CB/STC 8"	0	100	54	4	216.00	SF	8.00	8.00	100	2000	2000	3
TOTAL OB/XF 5,810														

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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90
OTHER ADJUSTMENTS AND NOTES														
ADJ UNIT PRICE														
LAND VALUE														
YEAR														
DENSITY														
DECL														
FRZ														
YR														
CONSRV														

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		455,931	
TOTAL MARKET OB/XF VALUE		5,810	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		911,741	
SOH/AGL Deduction		422,573	
ASSESSED VALUE		489,168	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		433,446	
TOTAL JUST VALUE		911,741	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		801,244	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906662	NEW CONSTR	109,094	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1719	11/30/2022	WD	U	I	11	100
GRANTOR: BURKS JUNE M						
GRANTEE: BURKS JUNE M REVOCA						
1675/1098	5/05/2010	QC	U	I	30	100
GRANTOR: MORGAN JAMES P JR						
GRANTEE: BURKS DOUGLAS WILLI						

BUILDING NOTES														
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BUILDING DIMENSIONS
PTO=[YR=2000] W38 S8 BAS=[YR=2000] W1 S30 FOP=[YR=2000] S6 E21 FGR=[YR=2000] S19 E8 S5 E12 N16 UOP=[YR=2000] E6 N11 W1 N8 W5 S19\$ N9 W20 S1\$ N6 W21\$ E21 S5 E20 N35 W40\$ E38 N8\$ PTR=E15 FUS=[YR=2000] E41 S22 W3 S18 W6 N2 W8 N16 W3 FOP=[YR=2000] W21 N6 E21 S6\$ N6 W21 N16\$ W15\$.