PT OF D FERNANDEZ GRANT
SEC 38-2N-28E IN OR 64/584 &
OR 713/1709 & OR 2093/740 &

BURKETT JOHN FERRELL TRUST/BURKETT JOHN FERRELL TR
95252 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0000-0002-0010

BUILDING CHARACTERISTICS

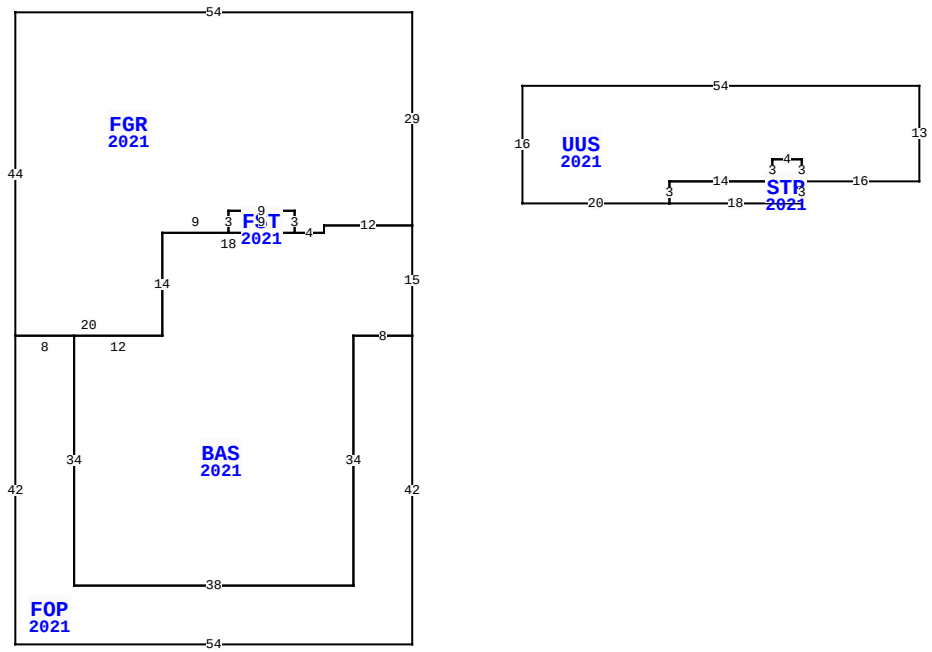
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	2021	1,780	249,422
FGR	1,861	55	2021	1,024	143,488
FOP	976	30	2021	293	41,056
FST	27	55	2021	15	2,102
STR	66	10	2021	7	981
UUS	750	50	2021	375	52,547
TOTALS	5,460			3,494	489,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,494	107.2260	141.54	494,541	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1780 HX Base Yr 2022



95262 CLEMENTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		606,323
TOTAL MARKET OB/XF VALUE		28,969
TOTAL LAND VALUE - MARKET		1,219,250
TOTAL MARKET VALUE		846,318
SOH/AGL Deduction		376,220
ASSESSED VALUE		470,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		419,376
TOTAL JUST VALUE		1,854,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,771,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007342	CO ISSUED	0	03/05/2021
B2007342	NEW CONSTR	333,628	08/17/2020
B207319	DEMOLITION	0	08/14/2020
8267	MH MOVE-ON	20,000	08/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/1320	3/05/2020	WD	U	I	11	100
GRANTOR: BURKETT ERNIE F & WAL						
GRANTEE: JOHN FERRELL BURKET						
2341/0308	2/18/2020	WD	U	I	11	100
GRANTOR: BURKETT ERNIE F & WAL						
GRANTEE: JOHN FERRELL BURKET						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W54 S44 FOP=[YR=2021] S42 E54 N42
BAS=[YR=2021] N15 W12 S1 W4 FST=[YR=2021] N3 W9 S3 E9$ W18 S14 W12 S34 E38 N34 E8$ W8 S34 W38 N34 W8$ E20 N14 E9 N3 E9 S3 E4 N1 E12 N29$ PTR= E15 S10 UUS=[YR=2021] E54 S13 W16 STR=[YR=2021] S3 W18 N3 E14 N3 E4 S3$ N3 W4 S3 W14 S3 W20 N16$ N10 W15$.

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	100	0	0	3,925.00	SF	4.00	4.00	100	2020	2020	3	98	15,386	
2	0473	VF 3 RAIL	0	100	0	0	700.00	LF	7.50	7.50	100	2020	2020	3	95	4,988	
3	0473	VF 3 RAIL	0	100	0	0	675.00	LF	7.50	7.50	100	2020	2020	3	95	4,809	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
5	0755	FSP	0	100	10	15	150.00	SF	20.00	20.00	100	2002	2002	3	20	600	
6	0756	FEP	0	100	10	5	50.00	SF	27.00	27.00	100	2002	2002	3	20	270	
7	1243	WD DECK F	0	0	20	8	160.00	SF	8.00	8.00	100	2000	2000	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 28,969

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	200,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	13.72	AC		1.00	1.00	1.00	685.00	685.00	9,398							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	4.40	AC		1.00	1.00	1.00	370.00	370.00	1,628							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.12	AC		1.00	1.00	0.75	75,000.00	56,250.00	1,019,250							

REVIEW DATE 02/24/2022 BY KWA Total Acres: 20.12 Total Land Value: 211,026 Market: 1,019,250 Agricultural: 11,026 Common: 200,000 PRINTED 07/30/2025 BY SYS

PT OF D FERNANDEZ GRANT
SEC 38-2N-28E IN OR 64/584 &
OR 713/1709 & OR 2093/740 &

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95252 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

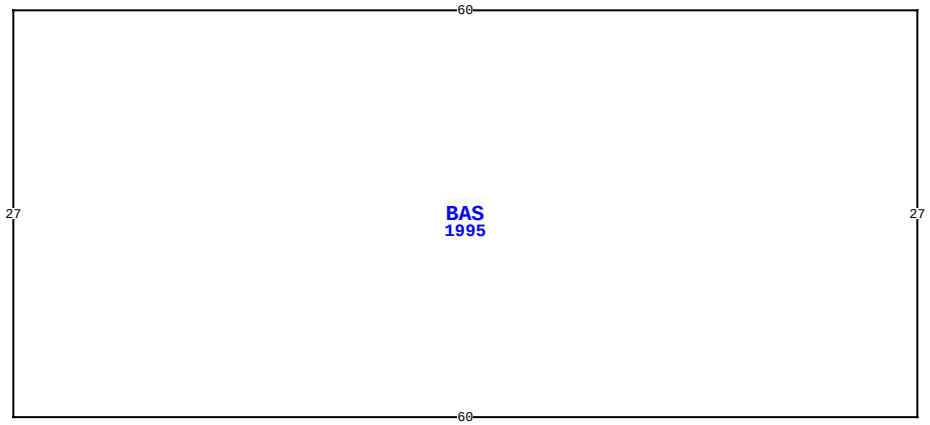
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1995	1,620	55,982
TOTALS	1,620			1,620	55,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	135.5200	115.19	186,608	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 2022 Heated Area: 1620 HX Base Yr 2022



95262 CLEMENTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		606,323
TOTAL MARKET OB/XF VALUE		28,969
TOTAL LAND VALUE - MARKET		1,219,250
TOTAL MARKET VALUE		846,318
SOH/AGL Deduction		376,220
ASSESSED VALUE		470,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		419,376
TOTAL JUST VALUE		1,854,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,771,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1320	3/05/2020	WD	U	I	11	100
GRANTOR: BURKETT ERNIE F & WAL						
GRANTEE: JOHN FERRELL BURKET						
2341/0308	2/18/2020	WD	U	I	11	100
GRANTOR: BURKETT ERNIE F & WAL						
GRANTEE: JOHN FERRELL BURKET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S27 E60 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/24/2022 BY KWA Total Acres: 20.12 Total Land Value: 211,026 Market: 1,019,250 Agricultural: 11,026 Common: 200,000 PRINTED 07/30/2025 BY SYS

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FERNANDINA BEACH, FL 32034

2025

38-2N-28-0000-0002-0010

NASSAU COUNTY PROPERTY

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
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

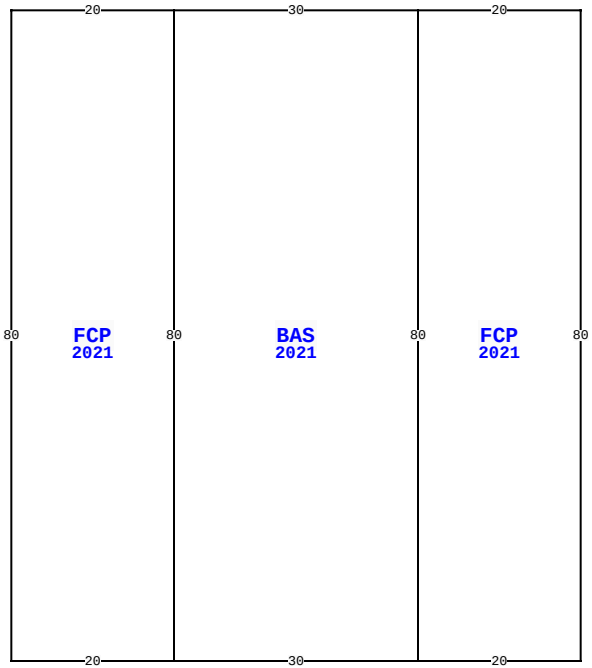
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2021	2,400	45,559
FCP	1,600	25	2021	400	7,593
FCP	1,600	25	2021	400	7,593
TOTALS	5,600			3,200	60,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,200	52.9000	19.57	62,624	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2022 Heated Area: 2400 HX Base Yr 2022



95262 CLEMENTS RD, FERNANDINA BEACH

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: JOHN FERRELL BURKET						
2341/0308	2/18/2020	WD	U	I	11	100
GRANTOR: BURKETT ERNIE F & WAL						
GRANTEE: JOHN FERRELL BURKET						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W20 BAS=[YR=2021] W30 FCP=[YR=2021] W20 S80 E20 N80$ S80 E30 N80$ S80 E20 N80$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/24/2022 BY KWA Total Acres: 20.12 Total Land Value: 211,026 Market: 1,019,250 Agricultural: 11,026 Common: 200,000 PRINTED 07/30/2025 BY SYS