



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,700	100	1993	1,700	154,372
FOP	304	30	1993	91	8,263
FOP	400	30	1993	120	10,897
FST	96	55	1993	53	4,813
TOTALS	2,500			1,964	178,344

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00
2	0825	BRICK	0	100	0	0	180.00	SF 12.50	12.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,964	110.7400	110.74	217,493	1986	1988	0	0	0 18.00	82.00
1 SINGLE FAM - 100% - 1987 Heated Area: 1700 HX Base Yr 1987											
FOP 1993 FST 1993 BAS 1993 FOP 1993											
95007 CLEMENTS RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		178,344	
TOTAL MARKET OB/XF VALUE		3,073	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		331,417	
SOH/AGL Deduction		188,871	
ASSESSED VALUE		142,546	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		91,824	
TOTAL JUST VALUE		331,417	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3261	N/A	42,000	03/25/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2736/182	8/30/2024	SW	U	I	11	100	
GRANTOR: BURKETT ERNIE C & WAL							
GRANTEE: BURKETT REVOCABLE L							
0485/0587	3/20/1986	WD	Q	V	01	100	
GRANTOR: CLEMENTS MILDRED VANZ							
GRANTEE: BURKETT ERNIE CLEME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W12 FOP=[YR=1993] W38 S8 BAS=[YR=1993] S34 FOP=[YR=1993] S8 E50 N8 W50 \$ E50 N34 W50 \$ E38 N8 \$ S8 E12 N8 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	161.00	405.00	1.50

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	100,000.00	100,000.00	150,000		