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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

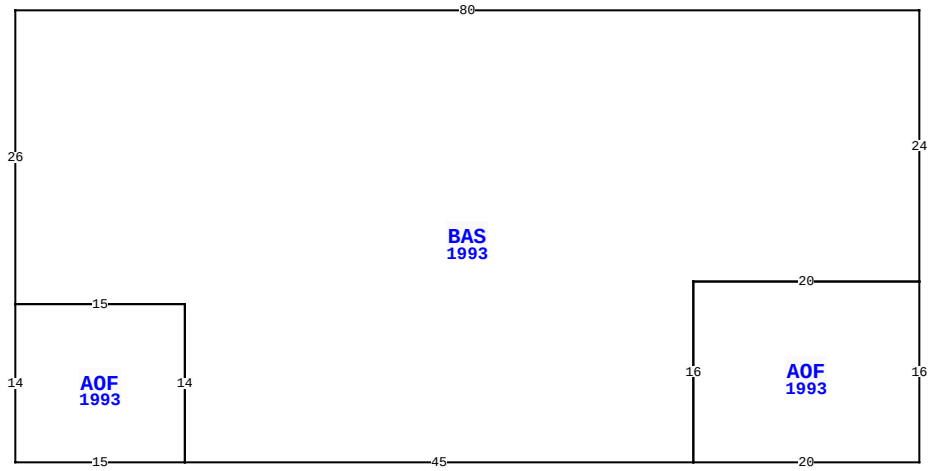
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	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	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	210	100	1993	210	6,339
AOF	320	100	1993	320	9,659
BAS	2,670	100	1993	2,670	80,594
TOTALS	3,200			3,200	96,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	3,200	70.3966	60.37	193,184	1983	1983	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 3200 HX Base Yr



474355 SR 200, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	309,537
TOTAL MARKET OB/XF VALUE	37,773
TOTAL LAND VALUE - MARKET	773,300
TOTAL MARKET VALUE	1,120,610
SOH/AGL Deduction	425,572
ASSESSED VALUE	695,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	695,038
TOTAL JUST VALUE	1,120,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	983,920

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	11	100
GRANTOR: BURKETT JOHN FERRELL						
GRANTEE: BURKETT JOHN FERREL						
1320/1919	5/31/2005	WD	U	I	12	900,000
GRANTOR: DRISCOLL JAMES H & LI						
GRANTEE: BURKETT JOHN FERREL						

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$.

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	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	44	845	
3	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1995	1995	3	76	57	
4	0430	CL FNC 6B	0	0	0	0	403.00	LF	9.70	9.70	100	1995	1995	3	32	1,251	
5	0424	CL FNC 6'	0	0	0	0	99.00	LF	20.00	20.00	100	1995	1995	3	32	634	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1995	1995	3	32	96	
7	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2000	2000	3	48	672	
8	0835	QUARY TILE	0	0	0	0	240.00	SF	10.00	10.00	100	1995	1995	3	68	1,632	
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	

TOTAL OB/XF 11,235

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	70,300.00	SF		1.00	1.00	1.00	11.00	11.00	773,300							

REVIEW DATE 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 773,300 Market: 0 Agricultural: 0 Common: 773,300 PRINTED 07/30/2025 BY SYS

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95243 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

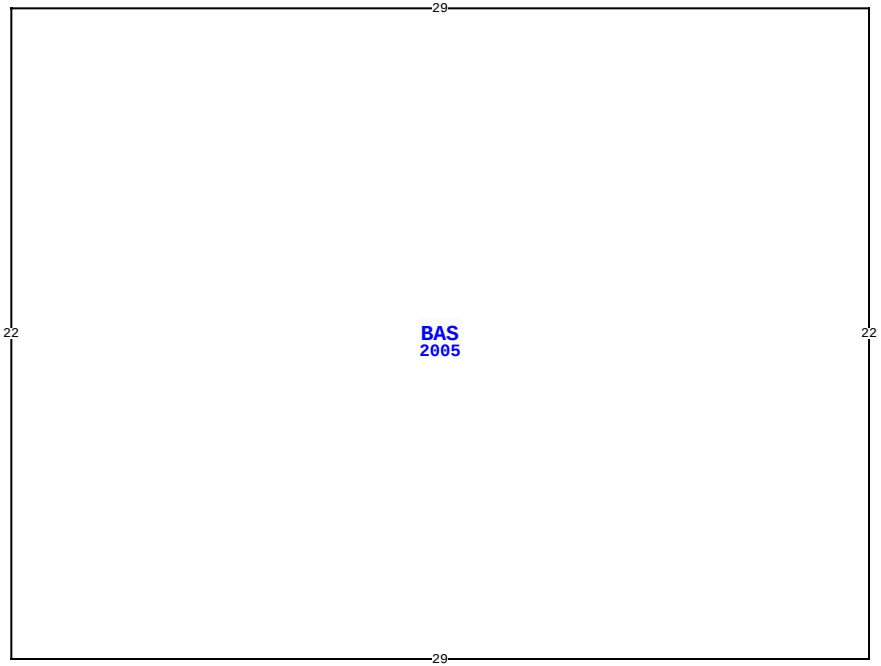
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Common Wall		12 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	638	100	2005	638	24,058
TOTALS	638			638	24,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	638	52.3551	44.89	28,640	2005	2005	0	0	0	16.00	84.00

2 SERV SHOP – 0% - 0 Heated Area: 638 HX Base Yr



474355 SR 200, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	309,537
TOTAL MARKET OB/XF VALUE	37,773
TOTAL LAND VALUE - MARKET	773,300
TOTAL MARKET VALUE	1,120,610
SOH/AGL Deduction	425,572
ASSESSED VALUE	695,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	695,038
TOTAL JUST VALUE	1,120,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	983,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0730	12/22/2016	WD	U	I	11	100
GRANTOR: BURKETT JOHN FERRELL						
GRANTEE: BURKETT JOHN FERREL						
1320/1919	5/31/2005	WD	U	I	12	900,000
GRANTOR: DRISCOLL JAMES H & LI						
GRANTEE: BURKETT JOHN FERREL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W29 S22 E29 N22$.

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
11	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1985	1985	3	22	297	
12	0812	CONCRETE C	0	0	0	0	2,152.00	SF	4.00	4.00	100	2005	2005	3	84	7,231	
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	44	303	
15	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2005	2005	3	22	88	
16	0812	CONCRETE C	0	0	0	0	1,603.00	SF	4.00	4.00	100	2014	2014	3	94	6,027	
17	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	2014	2014	3	60	1,200	
18	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2014	2014	3	60	480	
19	0978	SECURTY LT	0	0	0	0	4.00	UT	225.00	225.00	100	2014	2014	3	85	765	
20	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,897.50	1,897.50	100	2014	2014	3	85	1,613	

TOTAL OB/XF 18,404

LAND DESCRIPTION

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 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 773,300 Market: 0 Agricultural: 0 Common: 773,300 PRINTED 07/30/2025 BY SYS

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95243 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

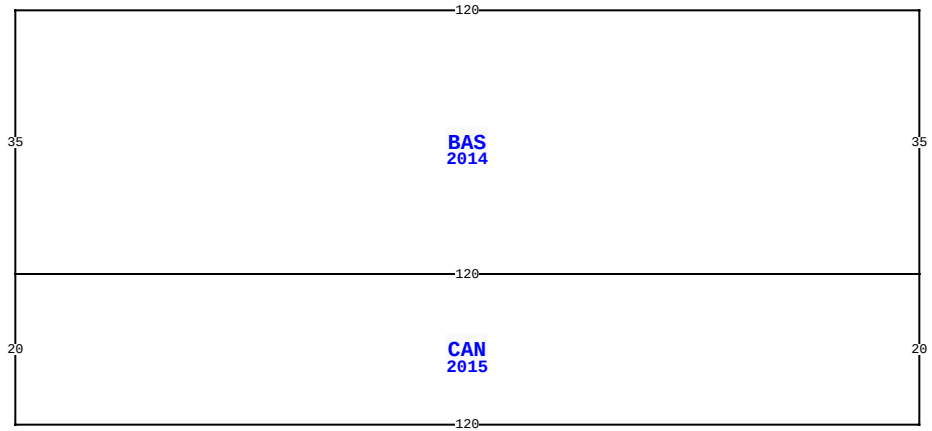
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,200	100	2014	4,200	161,245
CAN	2,400	30	2015	720	27,642
TOTALS	6,600			4,920	188,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,920	91.2168	41.73	205,312	2014	2014	0	0	0	8.00	92.00

3 STOR WAREH – 0% - 0 Heated Area: 4200 HX Base Yr



474355 SR 200, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	309,537
TOTAL MARKET OB/XF VALUE	37,773
TOTAL LAND VALUE - MARKET	773,300
TOTAL MARKET VALUE	1,120,610
SOH/AGL Deduction	425,572
ASSESSED VALUE	695,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	695,038
TOTAL JUST VALUE	1,120,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	983,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0730	12/22/2016	WD	U	I	11	100
GRANTOR: BURKETT JOHN FERRELL						
GRANTEE: BURKETT JOHN FERREL						
1320/1919	5/31/2005	WD	U	I	12	900,000
GRANTOR: DRISCOLL JAMES H & LI						
GRANTEE: BURKETT JOHN FERREL						

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
21	0810	CONCRETE A	0	0	0	0	916.00	SF	6.50	6.50	100	1976	1976	3	26	1,548	
22	0940	SHEDS/PORT	0	0	12	17	204.00	SF	30.00	30.00	100	1976	1976	3	20	1,224	
23	0681	POLE SHED	0	0	10	17	170.00	SF	15.00	15.00	100	1976	1976	3	20	510	
24	0443	STK FNC 6'	0	0	0	0	118.00	LF	10.00	10.00	100	2005	2005	3	22	260	
25	0424	CL FNC 6'	0	0	0	0	158.00	LF	20.00	20.00	100	1995	1995	3	32	1,011	
26	0424	CL FNC 6'	0	0	0	0	119.00	LF	20.00	20.00	100	1995	1995	3	32	762	
27	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1995	1995	3	32	96	
28	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	26	156	
29	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2000	2000	3	48	288	
30	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	2014	2014	3	85	383	

TOTAL OB/XF 6,238

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W120 S35 CAN=[YR=2015] S20 E120 N20 W120$
E120 N35$.

LAND DESCRIPTION

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 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 773,300 Market: 0 Agricultural: 0 Common: 773,300 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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VALUATION SUMMARY

VALUATION BY	STANDARD
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BUILDING MARKET VALUE	309,537
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	695,038
TOTAL JUST VALUE	1,120,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	983,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: BURKETT JOHN FERREL						
1320/1919	5/31/2005	WD	U	I	12	900,000
GRANTOR: DRISCOLL JAMES H & LI						
GRANTEE: BURKETT JOHN FERREL						

BUILDING NOTES

BUILDING DIMENSIONS

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
31	0430	CL FNC 6B	0	0	0	0	230.00	LF	9.70	9.70	100	2014	2014	3	85	1,896	

TOTAL OB/XF 1,896

LAND DESCRIPTION

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 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 773,300 Market: 0 Agricultural: 0 Common: 773,300 PRINTED 07/30/2025 BY SYS