IN OR 2093/732
ESMT IN OR 975/131

BURKETT JOHN FERRELL REV TRUST/BURKETT JOHN FERREL
95243 CLEMENTS RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0020-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

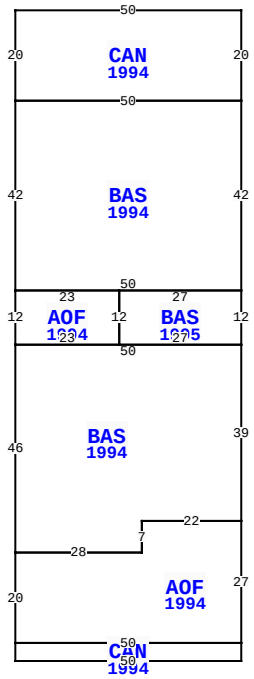
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		14 100
RMS		6 100
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
AOF	276	185	1994	511	26,225
AOF	1,154	185	1994	2,135	109,572
BAS	2,100	100	1994	2,100	107,775
BAS	2,146	100	1994	2,146	110,136
BAS	324	100	1995	324	16,628
CAN	200	30	1994	60	3,080
CAN	1,000	30	1994	300	15,396
TOTALS	7,200			7,576	388,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	7,576	90.6800	77.76	589,110	1994	1994	0	0	0	34.00	66.00

1 SERV SHOP – 0% - 0 Heated Area: 6000 HX Base Yr



474361 SR 200, FERNANDINA BEACH

BLD DATE	07/20/2021	KK	LGL DATE	
XF DATE	07/20/2021	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	388,813
TOTAL MARKET OB/XF VALUE	43,933
TOTAL LAND VALUE - MARKET	387,740
TOTAL MARKET VALUE	820,486
SOH/AGL Deduction	252,275
ASSESSED VALUE	568,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	568,211
TOTAL JUST VALUE	820,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	736,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU00201	SIGNS	16,500	12/01/2000
9905943	NEW CONSTR	43,500	04/01/1999
95-1117	REMODEL	6,000	05/01/1995
94-01148	NEW CONSTR	201,500	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0732	12/22/2016	WD	U	I	11	100
GRANTOR: BURKETT JOHN FERRELL						
GRANTEE: BURKETT JOHN FERREL						
0691/1136	11/02/1993	WD	Q	V		45,000
GRANTOR: FREEMAN LYNN						
GRANTEE: BURKETT JOHN FERREL						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W50 S20 BAS=[YR=1994] S42 AOF=[YR=1994] S12 BAS=[YR=1994] S46 AOF=[YR=1994] S20 CAN=[YR=1994] S4 E50 N4 W50$ E50 N27 W22 S7 W28$ E28 N7 E22 N39 W50$ E23 BAS=[YR=1995] E27 N12 W27 S12 $ N12 W23 $ E50 N42 W50 $ E50 N20 $.

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	0	0	0	13,519.00	SF	2.80	2.80	100	1994	1994	3	66	24,983	
2	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1994	1994	3	74	111	
3	0430	CL FNC 6B	0	0	0	0	489.00	LF	9.70	9.70	100	1994	1994	3	30	1,423	
4	6001	ROLLUP DR	0	0	0	0	12.00	UT	400.00	400.00	100	1994	1994	3	20	960	
5	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	1994	1994	3	32	1,008	
6	0351	CARPORT MT	0	0	16	12	192.00	SF	10.00	10.00	100	1994	1994	3	20	384	
7	0680	POLE SHED	0	0	16	16	256.00	SF	10.00	10.00	100	1994	1994	3	20	512	
8	0680	POLE SHED	0	0	16	6	96.00	SF	10.00	10.00	100	1994	1994	3	20	192	
9	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
10	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	1994	1994	3	30	420	

TOTAL OB/XF 30,793

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	38,774.00	SF		1.00	1.00	1.00	10.00	10.00	387,740							

REVIEW DATE 07/20/2021 BY KK Total Acres: 0.00 Total Land Value: 387,740 Market: 0 Agricultural: 0 Common: 387,740 PRINTED 07/30/2025 BY SYS

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ESMT IN OR 975/131

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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
11	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	1994	1994	3	20	240	
12	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2015	2015	3	65	2,340	
13	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2020	2020	3	86	5,160	
14	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2021	2021	3	90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 13,140

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 07/20/2021 BY KK Total Acres: 0.00 Total Land Value: 387,740 Market: 0 Agricultural: 0 Common: 387,740 PRINTED 07/30/2025 BY SYS