BLOCK 2 LOT 2
IN OR 2135/316
FPL ESMT IN OR 384/147

JOHNSON DAVID P & CINDY L
731 BEAR CREEK RD
NORMAN PARK, GA 31771

2024

45-2N-28-550B-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

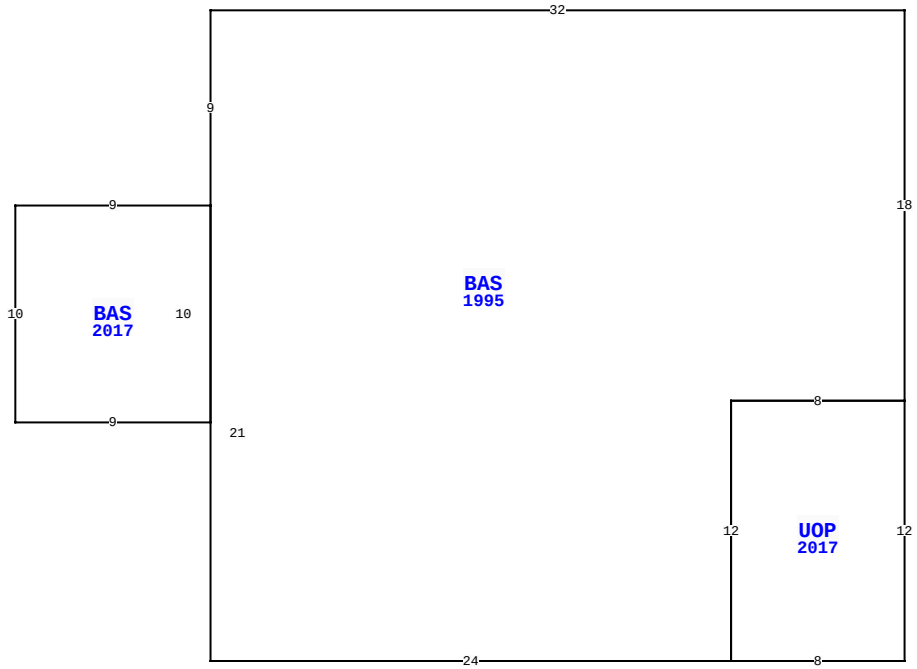
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	100,560
BAS	90	100	90	10,475
UOP	96	20	19	2,211
TOTALS	1,050		973	113,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	973	131.0364	124.48	121,119	1992	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2024 Heated Area: 954 HX Base Yr 2024



95654 CLEARWATER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		131,286
TOTAL MARKET OB/XF VALUE		639
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		216,925
SOH/AGL Deduction		0
ASSESSED VALUE		216,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,925
TOTAL JUST VALUE		216,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005036	GARAGE	40,572	08/01/2020
E1630933	CHNGE SRVC	0	04/14/2016
B1631932	REMODEL	1,200	03/15/2016
7512	ADDITION	3,672	09/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2135/0316	7/13/2017	WD	Q	I	01	132,500
GRANTOR: CABELL JOHN W						
GRANTEE: JOHNSON DAVID P & C						
2008/1374	10/14/2015	MS	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: CABELL JOHN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W32 S9 BAS=[YR=2017] W9 S10 E9 N10 $ S21 E24
UOP=[YR=2017] E8 N12 W8 S12$ N12 E8 N18 $.

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	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1986	1986	3	20	40	
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1992	1992	3	64	599	

LAND DESCRIPTION

TOTAL OB/XF 639

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/12/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS

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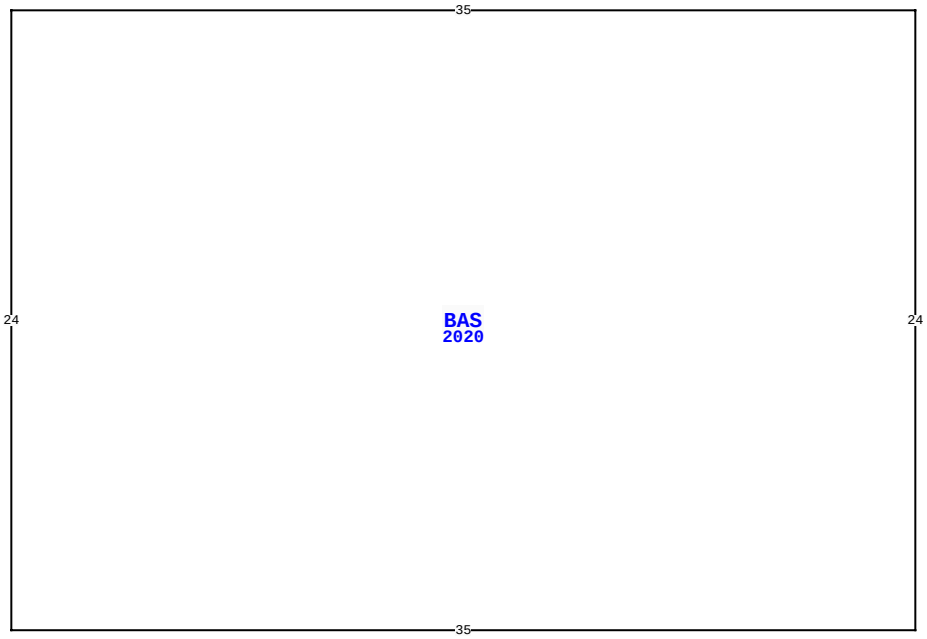
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	18,040
TOTALS	840		840	18,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	22.14	18,598	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2024 Heated Area: 840 HX Base Yr 2024



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PAGE 2 of 2 4

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GRANTOR: CLERK OF COURT						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W35 S24 E35 N24$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/12/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS