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

2025

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

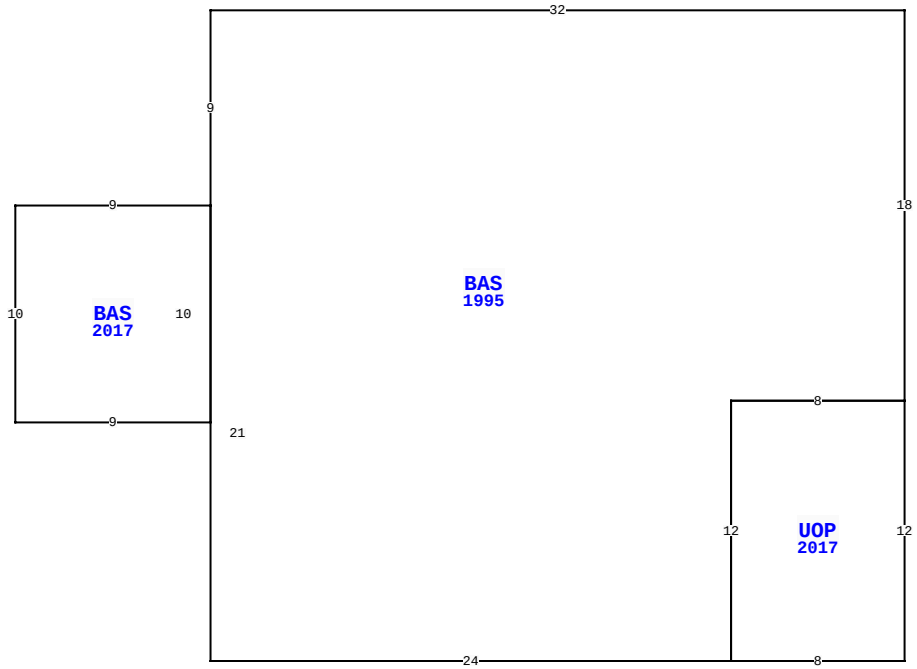
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1995	864	105,294
BAS	90	100	2017	90	10,968
UOP	96	20	2017	19	2,316
TOTALS	1,050			973	118,577

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	131.04	127,502	1992	2010	0	0	0	7.00	93.00

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	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,447
TOTAL MARKET OB/XF VALUE		620
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		238,067
SOH/AGL Deduction		14,851
ASSESSED VALUE		223,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,494
TOTAL JUST VALUE		238,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,925

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

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	62	580	

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 $.

LAND DESCRIPTION

TOTAL OB/XF 620

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	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/12/2021 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 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

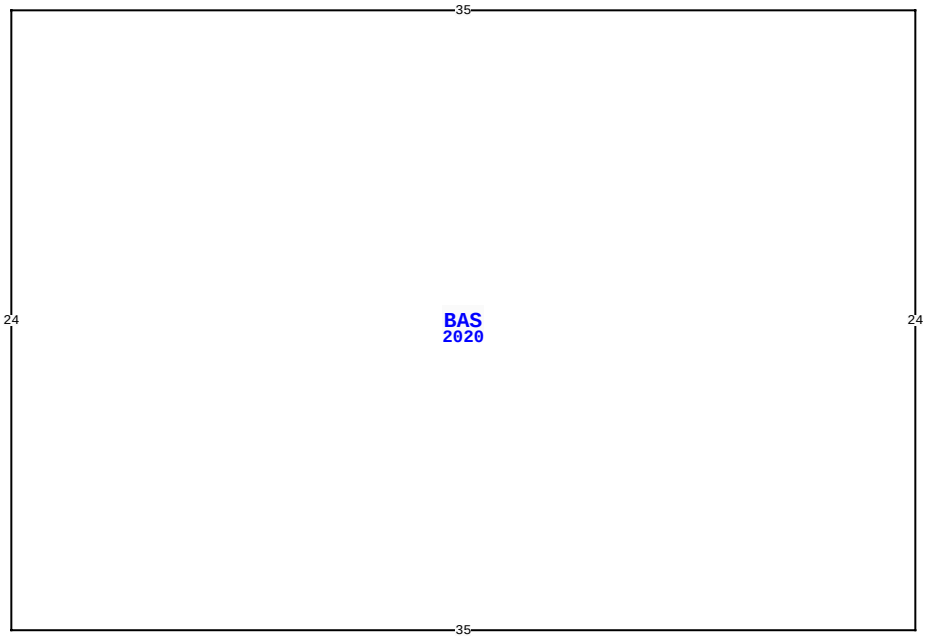
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2020	840	18,870
TOTALS	840			840	18,870

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	23.40	19,656	2020	2020	0	0	0	4.00	96.00

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



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GRANTOR: CLERK OF COURT						
GRANTEE: CABELL JOHN W						

BUILDING NOTES

BUILDING DIMENSIONS

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

EXTRA FEATURES

L N	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

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: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS