

BLOCK 1 LOT 32
IN OR 1729/492
R107989 & R107990

JOHNSON KRISTOPHER J &/TODD PAULA K
95143 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0320



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
Quality	05	Quality Level 05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	960	100
UEP	120	70
UOP	320	25
TOTALS	1,400	1,124

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
0820	02	1,124	140.6400	119.54	134,363	1984	1984	0	0	15	70.00
1 M/H 93- 100% - 2012 Heated Area: 960 HX Base Yr 2012											
UEP 1993 BAS 1993 UOP 1993											
95143 CLEARWATER RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU											

EXTRA FEATURES										95143 CLEARWATER RD, FERNANDINA BEACH										APPL DATE		CAND DATE		08/08/2025		REV	
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										
1	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2006	2006	3	22	792											
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