

LOT 13
IN OR 684/1420
4811 PARKWAY PB 5/132

HUDGINS GERALD D JR
4832 HINSON PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-4811-0013-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

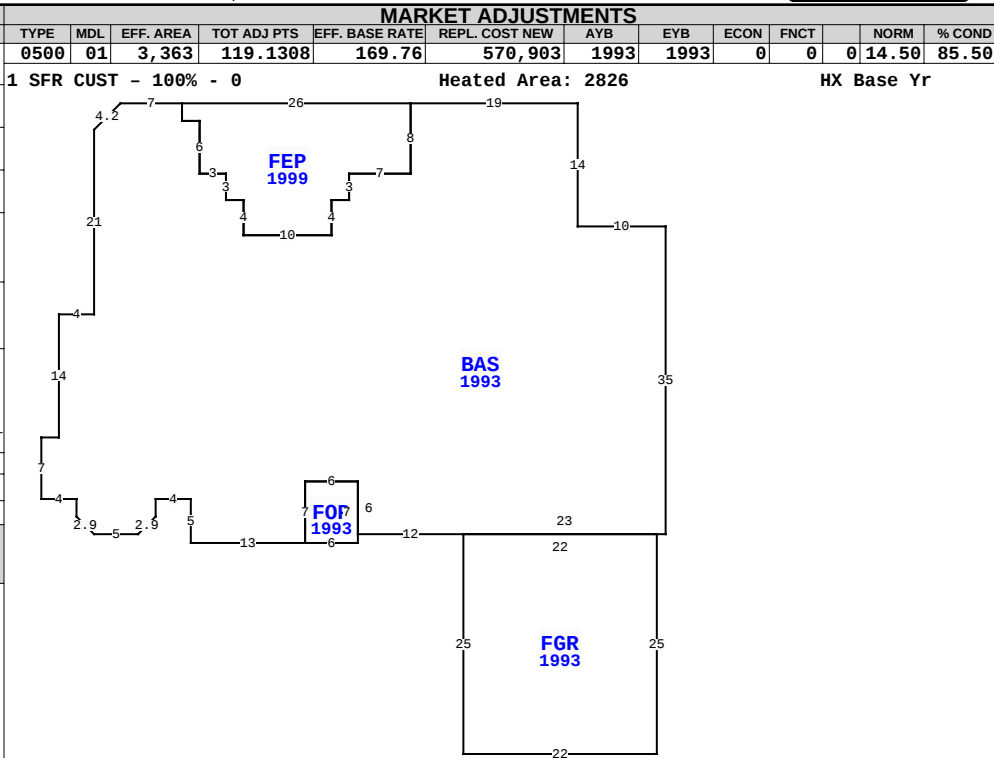
MAP NUM	MKT AREA	03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,826	100	2,826	410,179
FEP	278	80	222	32,222
FGR	550	55	302	43,834
FOP	42	30	13	1,887

TOTALS	3,696	3,363	488,122
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,417.00	SF	4.00	4.00	
3	0858	SCULP CONC	0	100	7	2	14.00	SF	13.00	13.00	
4	0845	KOOL DECK	0	100	0	0	900.00	SF	7.25	7.25	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
6	0910	SCRN RM L	0	100	0	0	1,573.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	



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

4832 HINSON PL, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	5,320	
2	0812	CONCRETE C	0	100	0	0	1,417.00	SF	4.00	4.00	100	1993	1993	3	68	3,854	
3	0858	SCULP CONC	0	100	7	2	14.00	SF	13.00	13.00	100	1993	1993	3	90	164	
4	0845	KOOL DECK	0	100	0	0	900.00	SF	7.25	7.25	100	2004	2004	3	86	5,612	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2004	2004	3	40	11,424	
6	0910	SCRN RM L	0	100	0	0	1,573.00	SF	15.00	15.00	100	2004	2004	3	24	5,663	

TOTAL OB/XF											
32,037											

NASSAU COUNTY PROPERTY											
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8											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
488,122											
TOTAL MARKET OB/XF VALUE											
32,037											
TOTAL LAND VALUE - MARKET											
250,000											
TOTAL MARKET VALUE											
770,159											
SOH/AGL Deduction											
461,186											
ASSESSED VALUE											
308,973											
TOTAL EXEMPTION VALUE											
HX HB WR											
55,000											
BASE TAXABLE VALUE											
253,973											
TOTAL JUST VALUE											
770,159											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
682,818											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414076	XFOB	10,250	11/01/2004
B9905862	REMODEL	3,355	03/01/1999
00444	NEW CONSTR	192,850	08/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0684/1420	7/13/1993	WD	Q	V		40,000	
GRANTOR:WILKERSON IRA & G							
GRANTEE:HUDGINS GERALD JR &							
0523/1235	8/07/1987	WD	Q	V		28,500	
GRANTOR:RUTLAND ROBERT J							
GRANTEE:WILKERSON IRA C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 N14 W19 FEP=[YR=1999] W26 S2 E2 S6 E3 S3 E2 S4 E10 N4 E2 N3 E7 N8 S S8 W7 S3 W2 S4 W10 N4 W2 N3 W3N6 W2 N2 W7 L3 D3 S21 W4 S14 W2 S7 E4 S2 R2 D2 E5 R2 U2 N2 E4 S5 E13 FOP=[YR=1993] E6 N7 W6 S7\$ N7 E6S6 E12 FGR=[YR=1993] S25 E22 N25 W22\$ E23 N35\$.											