

LOT 183
IN OR 796/94
MARSH CREEK VILLAGE UNIT 1B

FRANKLIN HANNAH HOPKINS &/BAILEY MARY HOPKINS
8334 RUDDER FALLS WAY
KNOXVILLE, TN 37919

2023

01-6N-29-131B-0183-0000



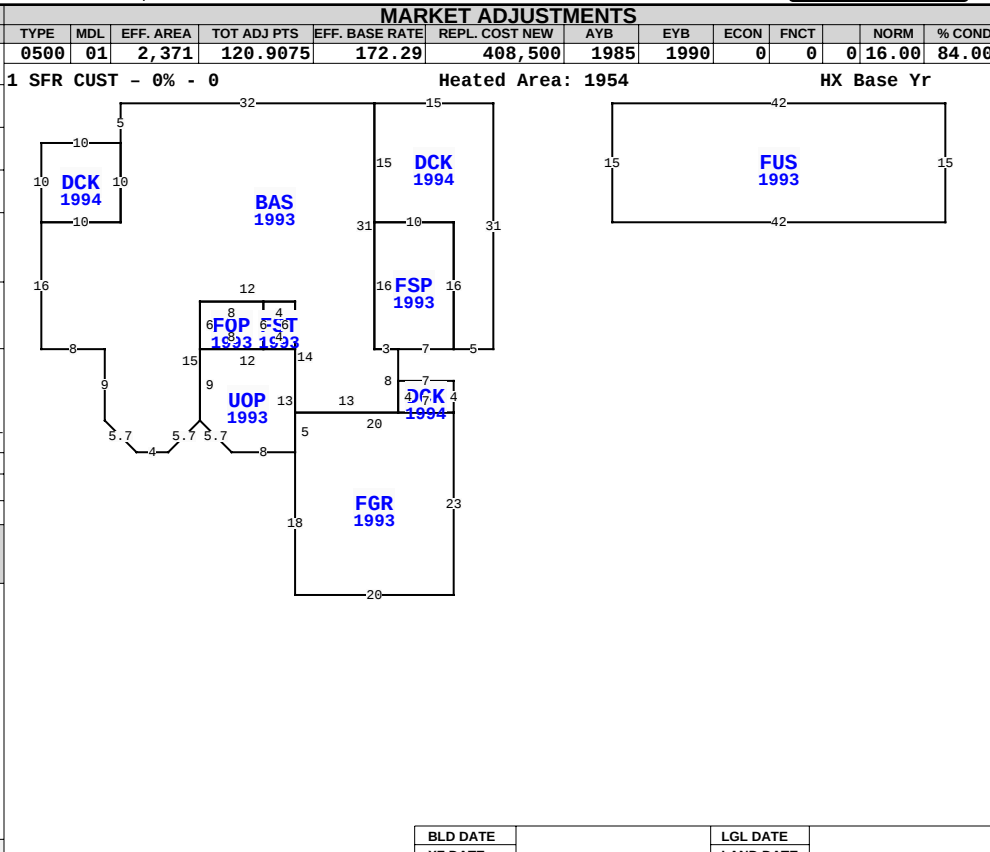
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100	1,324	191,614
DCK	28	10	3	434
DCK	100	10	10	1,447
DCK	305	10	30	4,342
FGR	460	55	253	36,615
FOP	48	30	14	2,026
FSP	160	40	64	9,263
FST	24	55	13	1,882
FUS	630	100	630	91,176
UOP	148	20	30	4,342
TOTALS	3,227		2,371	343,140

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	0	0	0	931.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50	6.50	
4	1122	CB 6"	0	0	0	0	432.00	SF	5.85	5.85	
5	0445	BOX FNC 5'	0	0	0	0	28.00	LF	8.10	8.10	
6	0820	WOOD WALK	0	0	0	0	142.00	SF	11.75	11.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	SFR GOLF A	0		RS-1	0.00	0.00	1.00	LT	



21 MARSH HAWK RD, FERNANDINA BEACH			XF DATE						LAND DATE		NOTES
			INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		
1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200		
931.00	SF	4.00	4.00	100	1985	1985	3	49.5	1,843		
90.00	SF	6.50	6.50	100	1985	1985	3	49.5	290		
432.00	SF	5.85	5.85	100	1985	1985	3	49.5	1,251		
28.00	LF	8.10	8.10	100	1985	1985	3	20	45		
142.00	SF	11.75	11.75	100	1990	1990	3	40	667		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		343,140	
TOTAL MARKET OB/XF VALUE		5,296	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		948,436	
SOH/AGL Deduction		253,763	
ASSESSED VALUE		694,673	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		694,673	
TOTAL JUST VALUE		948,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		708,976	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0796/0094	6/10/1997	WD	Q	I	
GRANTOR: HOPKINS WALTER A & CA					SALE PRICE
GRANTEE: FRANKLIN HANNAH H &					315,000
0398/0035	9/01/1983	WD	Q	V	
GRANTOR:					64,000
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=1994] W15 BAS=[YR=1993] W32 S5 DCK=[YR=1994] W10 S10 E10 N10\$ S10 W10 S16 E8 S9 R4 D4 E4 U4 R4 UOP=[YR=1993] D4 R4 E8 FGR=[YR=1993] S18 E20 N23 W20 S5\$ N13 FST=[YR=1993] N6 W4 FOP=[YR=1993] W8 S6 E8 N6\$ S6 E4\$ W12 S9\$ N15 E12 S14 E13 DCK=[YR=1994] E7N4W7S4\$ N8 FSP=[YR=1993] E7 N16 W10 S16 E3\$ W3 N31\$ S15 E10 S16 E5 N31\$ PTR=E15 FUS=[YR=1993] E42 S15 W42 N15 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	SFR GOLF A	0		RS-1	0.00	0.00	1.00	LT	