

BLK B {K/A PARCEL B} LOT 5
IN OR 1345/677
WILDERS SUB OF NASSAU RIVER

HOPKINS ALVA J III & JULIE P
PO BOX 488
FOLKSTON, GA 32034

2023

44-2N-28-5200-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2,237	289,411
FGR	924	55	508	65,722
FOP	148	30	44	5,693
FOP	594	30	178	23,029
FOP	696	30	209	27,039
UGR	1,134	45	510	65,982
UOP	56	20	11	1,423
UOP	112	20	22	2,846

TOTALS 5,901 3,719 481,144

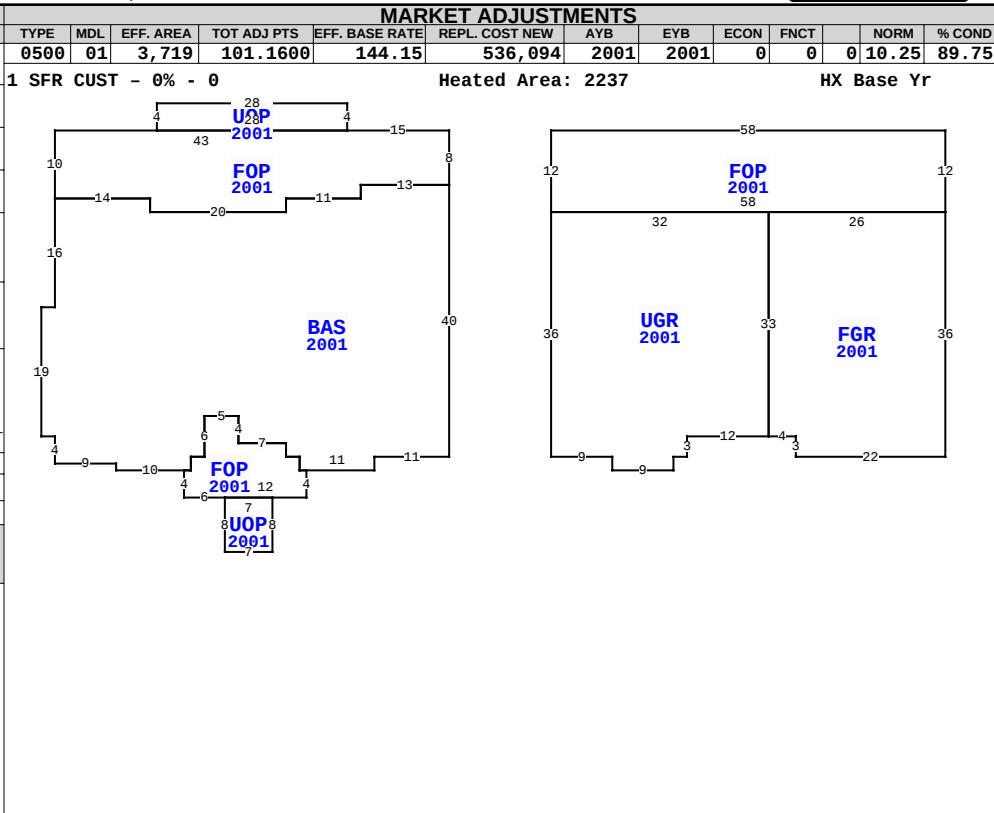
EXTRA FEATURES

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
1	0810	CONCRETE A	0	0	0	0	466.00	SF	6.50	6.50	100	1999	1999	3	79	2,393	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
4	0300	BOAT DCK W	0	0	0	0	565.00	SF	40.00	40.00	100	2003	2003	3	36	8,136	
5	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2003	2003	3	22	607	
6	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	2003	2003	3	36	1,872	
7	0350	CARPORT WD	0	0	12	12	144.00	SF	13.00	13.00	100	2006	2006	3	31	580	
8	0317	DCK PLNG W	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	930	
9	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	31	465	
10	0855	CONC PAVER	0	0	0	0	312.00	SF	7.00	7.00	100	2006	2006	3	88	1,922	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	0		RS-1	100.00	325.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 04/03/2020 BY KWA



95696 WILDER BLVD, FERNANDINA BEACH

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/31/2023 MLU

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7	0350	CARPORT WD	0	0	12	12	144.00	SF	13.00	13.00	100	2006	2006	3	31	580	
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10	0855	CONC PAVER	0	0	0	0	312.00	SF	7.00	7.00	100	2006	2006	3	88	1,922	

TOTAL OB/XF 19,915

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1	000132	C	SFR RIVER	0		RS-1	100.00	325.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

Market: 0 Agricultural: 0 Common: 400,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		481,144
TOTAL MARKET OB/XF VALUE		19,915
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		901,059
SOH/AGL Deduction		169,319
ASSESSED VALUE		731,740
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		731,740
TOTAL JUST VALUE		901,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906133	NEW CONSTR	154,874	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0677	8/26/2005	WD	Q	I		925,000

GRANTOR: STEVENS THOMAS D & SU

GRANTEE: HOPKINS ALVA J III

0977/0666 3/22/2001 WD U I 01 100

GRANTOR: STEVENS THOMAS D

GRANTEE: STEVENS THOMAS D &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W15 UOP=[YR=2001] N4 W28 S4 E28 \$ W43 S10
BAS=[YR=2001] S16 W2 S19 E2 S4 E9 S1 E10 FOP=[YR=2001] S4 E6
UOP=[YR=2001] S8 E7 N8 W7\$ E12 N4 W1 N2 W2 N2 W7 N4 W5 S6 W2
S2 W1\$ E1 N2 E2 N6 E5 S4 E7 S2 E2 S2 E11 N2 E11 N40 W13 S2
W11 S2 W20 N2 W14 \$ E14 S2 E20 N2 E11 N2 E13 N8\$ PTR= E15
FOP=[YR=2001] E58 S12 FGR=[YR=2001] S36 W22 N3 W4
UGR=[YR=2001] W12 S3 W2 S2 W9 N2 W9 N36 E32 S33\$ N33 E26\$
W58 N12\$ W15 \$.

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