

BLOCK 26 LOT 7 & N1/2 OF 8  
IN OR 722 PG 144  
ASKINS OCEAN CITY BCH PB 0/51

HOPKINS MARVIN B & DIANE L &  
C/O HOPKINS SPORTING GOODS, 101 PLANTATION DR  
WAYCROSS, GA 31503

2024

00-00-31-1040-0026-0070



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 15 HARDTILE 60    |
| Interior Floo            | 14 CARPET 40      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3 100             |
| Frame                    | 07 SPECIAL 100    |
| Stories                  | 2.5 2.5 100       |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 04 Quality Level 04 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 01 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1051.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 60               | 15          | 9            | 1,431                |
| BAL       | 405              | 15          | 61           | 9,697                |
| BAS       | 1,350            | 100         | 1,350        | 214,613              |
| FGR       | 780              | 55          | 429          | 68,199               |
| FOP       | 84               | 30          | 25           | 3,975                |
| FOP       | 570              | 30          | 171          | 27,185               |
| FUS       | 660              | 100         | 660          | 104,922              |
| STR       | 30               | 10          | 3            | 477                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,939 |  | 2,708 | 430,498 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |      |          |    |       |                |
|----------------|------------|-------------|---------|---|------|----------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W    | UNITS    | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 0    | 2,245.00 | SF | 6.50  | 6.50           |
| 2              | 0416       | DUNEWALKS   | 0       | 0 | 4 38 | 152.00   | 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 |
| 1                | 000120   | C   | SFR OCN FT           | 0   | 0006 | R-1      | 75.00 | 70.00 | 75.00       |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |      |        |       |  |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0500                                             | 01  | 2,708     | 119.7504    | 179.63         | 486,438        | 1995 | 2000 | 0    | 0    | 0    | 11.50  | 88.50 |  |
| 1 SFR CUST - 0% - 0 Heated Area: 2010 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                                  |     |           |             |                |                |      |      |      |      |      |        |       |  |

|                                       |          |           |            |     |
|---------------------------------------|----------|-----------|------------|-----|
| 1028 S FLETCHER AVE, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/07/2024 | MLU |
|                                       | XF DATE  | LAND DATE |            |     |
|                                       | INC DATE | AG DATE   |            |     |

| 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    | 2,245.00 | SF | 6.50  | 6.50           | 100       | 1995    | 1995        | 3 | 70     | 10,215          |       |
| 2   | 0416       | DUNEWALKS   | 0       | 0 | 4 38 | 152.00   | SF | 15.00 | 15.00          | 100       | 1995    | 1995        | 3 | 20     | 456             |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            | 10,671         |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1           | 000120   | C   | SFR OCN FT           | 0   | 0006 | R-1      | 75.00 | 70.00 | 75.00       | FF        |     | 1.00     | 1.00   | 1.00    | 16,500.00  | 16,500.00      |

|                   |                             |           |                 |
|-------------------|-----------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 1,237,500 | Market: 0 | Agricultural: 0 |
|-------------------|-----------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 430,498     |   |
| TOTAL MARKET OB/XF VALUE  |  | 10,671      |   |
| TOTAL LAND VALUE - MARKET |  | 1,237,500   |   |
| TOTAL MARKET VALUE        |  | 1,678,669   |   |
| SOH/AGL Deduction         |  | 115,450     |   |
| ASSESSED VALUE            |  | 1,563,219   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 1,563,219   |   |
| TOTAL JUST VALUE          |  | 1,678,669   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,547,226   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20090867   | REPAIR/RRF  | 3,500  | 07/06/2009 |
| B8915      | NEW CONSTR  | 76,480 | 03/03/1995 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0722/0144                      | 1/17/1995  | GD        | Q   | V   |        | 90,000     |  |
| GRANTOR: HINES JOHN P JR/GUARD |            |           |     |     |        |            |  |
| GRANTEE: HOPKINS MARVIN & DI   |            |           |     |     |        |            |  |
| 0720/0023                      | 12/13/1994 | WD        | U   | V   |        | 300        |  |
| GRANTOR: ASKINS J M ATTORNEY/I |            |           |     |     |        |            |  |
| GRANTEE: HINES J P & ANNA W    |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1995] W19 FGR=[YR=1995] W26S30E26 N30S\$30E19N30S\$ PTR=N10 STR=[YR=2009] N3 FOP=[YR=1995] N4 BAS=[YR=1995] N30 BAL=[YR=1995] N9W45S9E45\$W45S30 E45\$W21S4E21\$W10S3E10\$ S10\$ PTR=N17E10 FUS=[YR=1995] E22N30W7 BAL=[YR=1995] N4W15S4E15\$W15S30\$ S17 W10\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |