

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

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

2024

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	200,501
DCK	28	10	3	454
DCK	100	10	10	1,515
DCK	305	10	30	4,543
FGR	460	55	253	38,313
FOP	48	30	14	2,120
FSP	160	40	64	9,692
FST	24	55	13	1,969
FUS	630	100	630	95,405
UOP	148	20	30	4,543
TOTALS	3,227		2,371	359,054

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

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,371	120.9075	181.36	430,005	1985	1990		0	0	16.50	83.50	
1 SFR CUST - 0% - 0													
Heated Area: 1954													
HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/07/2024 MLU													

21 MARSH HAWK RD, 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
2	0812	CONCRETE C	0	0	0	0	931.00	SF	4.00	4.00	100	1985	1985	3	47	1,750	
3	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50	6.50	100	1985	1985	3	47	275	
4	1122	CB 6"	0	0	0	0	432.00	SF	5.85	5.85	100	1985	1985	3	47	1,188	
5	0445	BOX FNC 5'	0	0	0	0	28.00	LF	8.10	8.10	100	1985	1985	3	20	45	
6	0820	WOOD WALK	0	0	0	0	142.00	SF	11.75	11.75	100	1990	1990	3	40	667	

TOTAL OB/XF										5,085							
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
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE					359,054
TOTAL MARKET OB/XF VALUE					5,085
TOTAL LAND VALUE - MARKET					650,000
TOTAL MARKET VALUE					1,014,139
SOH/AGL Deduction					249,999
ASSESSED VALUE					764,140
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					764,140
TOTAL JUST VALUE					1,014,139
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					948,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES																	
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 \$.																	