

LOT 2 UNR SUB & PT LOT 4(S-1)
INGRAM DUNES PB 5/217
IN OR 2600/1940

HOPKINS AMY/HOPKINS FAMILY TRUST
733 TARPON AVE
FERNANDINA BEACH, FL 32034

2024

12-3N-29-0000-0002-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4.5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	59	15	9	1,398
BAL	59	15	9	1,398
BAL	120	15	18	2,796
BAL	120	15	18	2,796
BAS	1,185	100	1,185	184,083
BAS	1,185	100	1,185	184,083
BAS	1,245	100	1,245	193,404
BAS	1,245	100	1,245	193,404
FOP	20	30	6	932
FOP	20	30	6	932
TOTALS	5,792		5,086	790,083

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	27	18	486.00	SF	6.50	6.50	100	2008
2	0810	CONCRETE A	0 100	27	18	486.00	SF	6.50	6.50	100	2008
3	0810	CONCRETE A	0 100	23	4	92.00	SF	6.50	6.50	100	2008
4	0810	CONCRETE A	0 100	23	4	92.00	SF	6.50	6.50	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	100	0006	R-2	70.00	100.00	70.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	11	5,086	147.0724	183.84	935,010	1991	1991	0	0	0 15.50	84.50
1 DUPLEX - 100% - 2024 Heated Area: 4860 HX Base Yr 2024											
** This building has 14 Sub-Areas											
733 TARPON AVE A&B, FERNANDINA BEACH											

TOTAL OB/XF											
6,688											
03/20/2024 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 790,083											
TOTAL MARKET OB/XF VALUE 6,688											
TOTAL LAND VALUE - MARKET 294,000											
TOTAL MARKET VALUE 1,090,771											
SOH/AGL Deduction 214,329											
ASSESSED VALUE 876,442											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 826,442											
TOTAL JUST VALUE 1,090,771											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 1,047,062											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110880	REMODEL UT A	48,000	06/03/2011
20081190	20HD IRRIGATION	1,000	07/24/2008
20072149	REPLACE DRIVEWAY	8,000	12/03/2007
20071566	INSTALL REAR DECK	1,000	08/22/2007
20071019	SOLAR ELEC & PLUB	30,000	06/06/2007
20070549	388SF ADDED TO DO	8,500	04/05/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2600/1940	11/03/2022	WD	U	I	11	100			
GRANTOR:HOPKINS ALAN & KRISTY									
GRANTEE:HOPKINS FAMILY TRUS									
2481/1709	7/12/2021	WD	Q	I	01	1,020,000			
GRANTOR:ADAMS SCOTT V & PATRI									
GRANTEE:HOPKINS ALAN & KRIS									

BUILDING NOTES											
BAS=[YR=1993;ORIG=0,-27] E1 N40 W2 W26 S49 E13 N1 E1 N8 E13 \$											
BAS=[YR=1993;ORIG=-27,-67] W11 W17 S40 E1 E13 S8 E1 S1 E13 N49 \$											
BAS=[YR=1993;ORIG=65,-67] W27 S49 E12 E1 N1 E1 N8 E13 N10 W4 N5 E4 N25 \$											
BAS=[YR=1993;ORIG=38,-67] W27 S25 E4 S5 W4 S10 E13 S8 E1 S1 E13 N49 \$											
FOP=[YR=1993;ORIG=11,-27] S12 E15 N3 W1 N1 W1 N8 W13 \$											
FOP=[YR=1993;ORIG=50,-18] S3 E15 N12 W13 S8 W1 S1 W1 \$											
BAL=[YR=2008;ORIG=-1,-67] N8 W15 S8 E15 \$											
BAL=[YR=2008;ORIG=-38,-67] N8 W15 S8 E15 \$											
FOP=[YR=1993;ORIG=0,-19] N8 W13 S8 E13 \$											