

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

2024

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
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NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2,237	302,952
FGR	924	55	508	68,797
FOP	148	30	44	5,959
FOP	594	30	178	24,106
FOP	696	30	209	28,305
UGR	1,134	45	510	69,068
UOP	56	20	11	1,490
UOP	112	20	22	2,979

TOTALS	5,901		3,719	503,656
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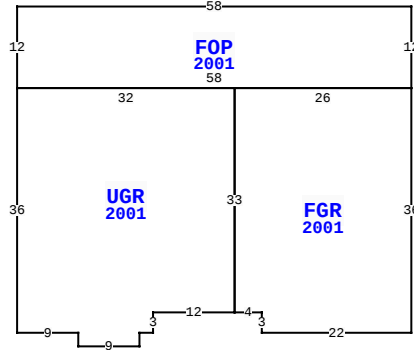
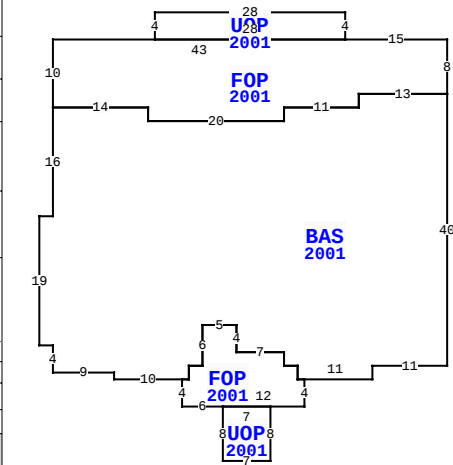
EXTRA FEATURES

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	77	2,332	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0300	BOAT DCK W	0	0	0	0	565.00	SF	40.00	40.00	100	2003	2003	3	32	7,232	
4	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2003	2003	3	21	580	
5	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	2003	2003	3	32	1,664	
6	0350	CARPORT WD	0	0	12	12	144.00	SF	13.00	13.00	100	2006	2006	3	27	505	
7	0317	DCK PLNG W	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	810	
8	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	27	405	
9	0855	CONC PAVER	0	0	0	0	312.00	SF	7.00	7.00	100	2006	2006	3	87	1,900	

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		RSF	1100.00	325.00	100.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	750,000							

MARKET ADJUSTMENTS														1 SFR CUST - 0% - 0				Heated Area: 2237				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0500	01	3,719	101.1600	151.74	564,321	2001	2001	0	0	0	10.75	89.25													



NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			503,656
TOTAL MARKET OB/XF VALUE			18,403
TOTAL LAND VALUE - MARKET			750,000
TOTAL MARKET VALUE			1,272,059
SOH/AGL Deduction			467,145
ASSESSED VALUE			804,914
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			804,914
TOTAL JUST VALUE			1,272,059
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			901,059

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 \$.