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

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

2025

00-00-31-1040-0026-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

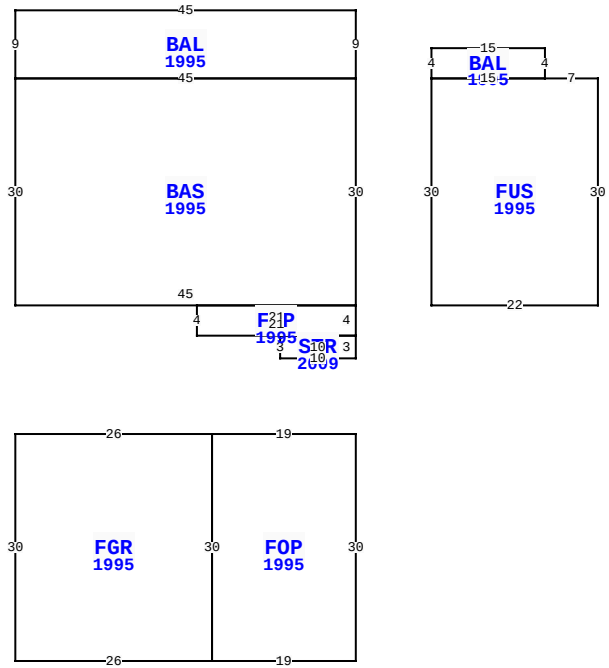
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	07	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	1995	9	1,499
BAL	405	15	1995	61	10,157
BAS	1,350	100	1995	1,350	224,782
FGR	780	55	1995	429	71,430
FOP	84	30	1995	25	4,162
FOP	570	30	1995	171	28,472
FUS	660	100	1995	660	109,894
STR	30	10	2009	3	500
TOTALS	3,939			2,708	450,895

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	189.21	512,381	1995	2000	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 2010 HX Base Yr



1028 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	450,895
TOTAL MARKET OB/XF VALUE	10,379
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,886,274
SOH/AGL Deduction	166,733
ASSESSED VALUE	1,719,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,719,541
TOTAL JUST VALUE	1,886,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,678,669

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 N30$S30E19N30$ 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$.

EXTRA FEATURES

LN	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	2,245.00	SF	6.50	6.50	100	1995	1995	3	68	9,923	
2	0416	DUNEWALKS	0	0	4	38	152.00	SF	15.00	15.00	100	1995	1995	3	20	456	

LAND DESCRIPTION

TOTAL OB/XF 10,379

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	0	0006	R-1	75.00	70.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS