LOT 2 UNR SUB & PT LOT 4(S-1)
INGRAM DUNES PB 5/217
IN OR 2767/1520

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

**2025**

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

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 23 | REINF CONC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 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 |

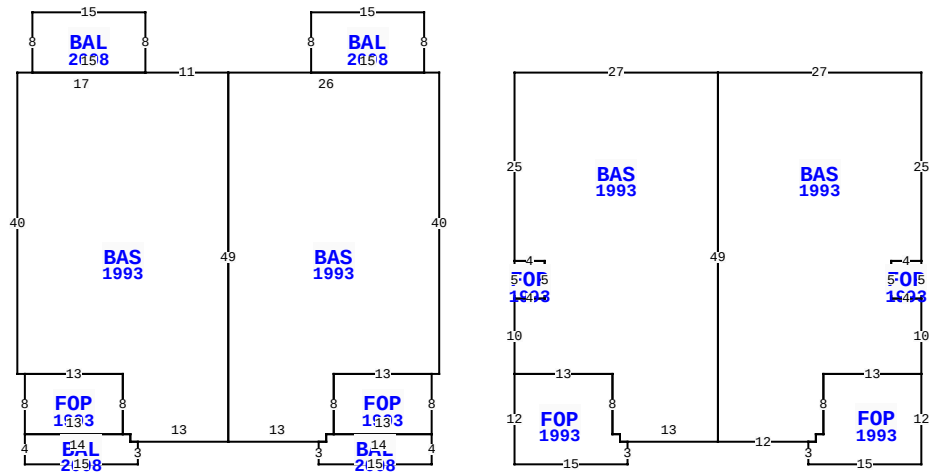
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 59 | 15 | 2008 | 9 | 1,470 |
| BAL | 59 | 15 | 2008 | 9 | 1,470 |
| BAL | 120 | 15 | 2008 | 18 | 2,940 |
| BAL | 120 | 15 | 2008 | 18 | 2,940 |
| BAS | 1,185 | 100 | 1993 | 1,185 | 193,523 |
| BAS | 1,185 | 100 | 1993 | 1,185 | 193,523 |
| BAS | 1,245 | 100 | 1993 | 1,245 | 203,321 |
| BAS | 1,245 | 100 | 1993 | 1,245 | 203,321 |
| FOP | 20 | 30 | 1993 | 6 | 980 |
| FOP | 20 | 30 | 1993 | 6 | 980 |
| TOTALS | 5,792 | | | 5,086 | 830,598 |

## 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 | 194.14 | 987,396 | 1991 | 1991 | 0 | 0 | 0 | 15.88 | 84.12 |

1 DUPLEX – 100% - 2024 Heated Area: 4860 HX Base Yr 2024




** This building has 14 Sub-Areas

733 TARPON AVE A&B, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/20/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 830,598 |
| TOTAL MARKET OB/XF VALUE | | 6,612 |
| TOTAL LAND VALUE - MARKET | | 294,000 |
| TOTAL MARKET VALUE | | 1,131,210 |
| SOH/AGL Deduction | | 229,351 |
| ASSESSED VALUE | | 901,859 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 851,137 |
| TOTAL JUST VALUE | | 1,131,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,090,771 |

| 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 |
|---|---|---|---|---|---|---|
| 2767/1520 | 2/04/2025 | QC | U | I | 11 | 100 |
| GRANTOR: HOPKINS AMY | | | | | | |
| GRANTEE: THE HOPKINS FAMILY | | | | | | |
| 2600/1940 | 11/03/2022 | WD | U | I | 11 | 100 |
| GRANTOR: HOPKINS ALAN & KRISTY | | | | | | |
| GRANTEE: HOPKINS FAMILY TRUS | | | | | | |

## BUILDING NOTES

## 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 | 100 | 27 | 18 | 486.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 2,780 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 27 | 18 | 486.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 2,780 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 23 | 4 | 92.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 526 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 23 | 4 | 92.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 526 | |

## BUILDING DIMENSIONS

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 $

## LAND DESCRIPTION

TOTAL OB/XF 6,612

| 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 | 000800 | C | MULTI-FAMILY | 100 | 0006 | R-2 | 70.00 | 100.00 | 70.00 | FF | | 1.00 | 1.00 | 1.00 | 4,200.00 | 4,200.00 | 294,000 | | | | | | | |

REVIEW DATE 10/01/2019 BY DJA Total Acres: 0.00 Total Land Value: 294,000 Market: 0 Agricultural: 0 Common: 294,000 PRINTED 07/30/2025 BY SYS