E34.30 FT OF LOT 10 (S-1)
IN OR 2322/254
SEASCAPE AT AMELIA PB 6/378

HOPKINS SHERRY L
2667 W 4TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1677-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

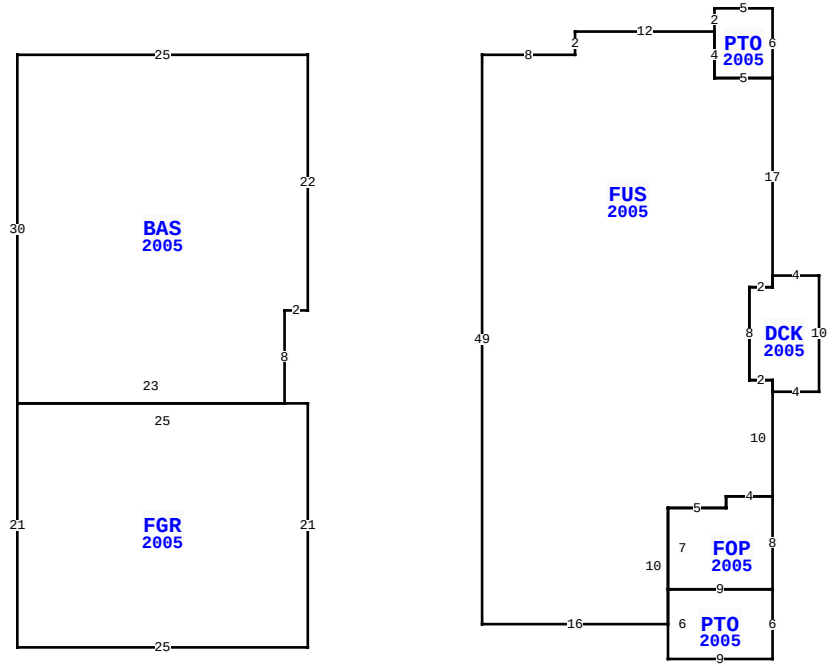
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	2005	734	163,687
DCK	56	10	2005	6	1,338
FGR	525	55	2005	289	64,449
FOP	67	30	2005	20	4,460
FUS	1,129	100	2005	1,129	251,775
PTO	30	5	2005	2	446
PTO	54	5	2005	3	669
TOTALS	2,595			2,183	486,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,183	227.7657	239.15	522,064	2005	2011	0	0	0	6.75	93.25

1 TOWNHOUSE 100% - 2020 Heated Area: 1863 HX Base Yr 2020



2667 W 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		486,825
TOTAL MARKET OB/XF VALUE		88
TOTAL LAND VALUE - MARKET		297,500
TOTAL MARKET VALUE		784,413
SOH/AGL Deduction		480,145
ASSESSED VALUE		304,268
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,857
TOTAL JUST VALUE		784,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2322/0254	12/02/2019	WD	Q	I	01	425,000
GRANTOR: WOODY LEON S & SHERRY						
GRANTEE: HOPKINS SHERRY L						
1980/1415	5/15/2015	WD	Q	I	01	307,500
GRANTOR: ARONS PETER & PURANDO						
GRANTEE: WOODY LEON S & SHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 S30 FGR=[YR=2005] S21 E25 N21 W25 $ E23 N8 E2 N22 $ PTR= E15 FUS=[YR=2005] E8 N2 E12 PTO=[YR=2005] N2 E5 S6 W5 N4 $ S4 E5 S17 DCK=[YR=2005] E4 S10 W4 N1 W2 N8 E2 N1 $ S1 W2 S8 E2 S10 FOP=[YR=2005] S8 PTO=[YR=2005] S6 W9 N6 E9 $ W9 N7 E5 N1 E4 $ W4 S1 W5 S10 W16 N49 $ W15 $.

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
4	1241	WD DECK G	0	100	6	4	24.00	UT	11.50	11.50	100	2005	2005	3	32	88	

LAND DESCRIPTION

TOTAL OB/XF 88

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	000100	C	RES	100	0003	R-2	34.00	75.00	1.00	LT		1.00	1.00	0.85	350,000.00	297,500.00	297,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/09/2026 BY SYS