

LOT 188 & E1/2 OF LOT 189 S-1
L/E OR 1521/994 & OR 1521/999
& OR 1521/1005

HOPKINS CAROLYN L/E/HOPKINS FRANKLIN HANNAH TRUSTE
46 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1330-0188-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,739	100	1995	2,739	429,044
FGR	905	55	1995	498	78,008
FOP	36	30	1995	11	1,723
FOP	50	30	1995	15	2,349
FOP	60	30	1995	18	2,819
FSP	332	40	1995	133	20,834
FUS	1,244	100	1995	1,244	194,863
UOP	10	20	1995	2	313
UOP	606	20	1995	121	18,953

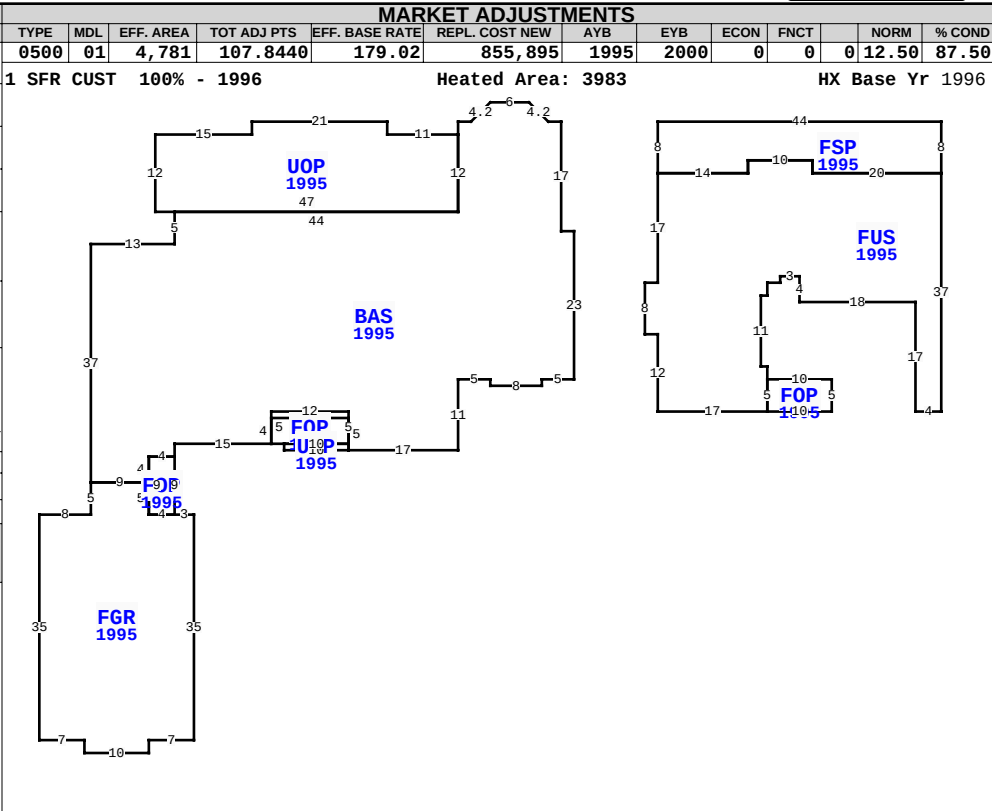
TOTALS	5,982			4,781	748,908
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	74	1,480	
3	1126	CB/STC 8"	0	100	0	0	293.00	SF	8.00	8.00	100	1995	1995	3	66	1,547	
7	0300	BOAT DCK W	0	100	90	4	360.00	SF	40.00	40.00	100	1995	1995	3	20	2,880	
8	0311	WD GANG WY	0	100	20	3	20.00	SF	45.00	45.00	100	1995	1995	3	20	180	
9	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1995	1995	3	20	832	
13	0300	BOAT DCK W	0	100	0	0	568.00	SF	40.00	40.00	100	2000	2000	3	26	5,907	

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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	900,000.00	900,000.00	900,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026
INC DATE		AG DATE	MLU

46 MARSH CREEK RD, FERNANDINA BEACH

TOTAL OB/XF																	12,826
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			748,908
TOTAL MARKET OB/XF VALUE			12,826
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			1,661,734
SOH/AGL Deduction			654,278
ASSESSED VALUE			1,007,456
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			951,045
TOTAL JUST VALUE			1,661,734
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,600,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20219204	REPAIR/RRF	37,000	08/01/2021
B9401353	NEW CONSTR	415,500	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/1005	8/24/2007	WD	Q	I	01	100

GRANTOR: BAILEY MARY HOPKINS

GRANTEE: BAILEY MARY HOPKINS

1521/0999	8/24/2007	WD	U	I	07	100
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GRANTOR: HOPKINS WALTER A & CA

GRANTEE: HOPKINS WALTER A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W2 U3 L3 W6 D3 L3 W2 S2 UOP=[YR=1995] W11 N2 W21 S2 W15 S12 E47 N12\$ S12 W44 S5 W13 S37 FGR=[YR=1995] S5 W8 S35 E7 S2 E10 N2E7 N35 W3 FOP=[YR=1995] N9 W4 S9 E4\$W4 N5 W9\$ E9 N4 E4 N2 E15 FOP=[YR=1995] E2 UOP=[YR=1995] S1 E10 N1 W10\$ E10 N5 W12 S5\$ N4 E12 S5 E17 N11 E5 S1 E8 N1E5 N23 W2 N17\$ PTR=E15 FSP=[YR=1995] E44 S8 FUS=[YR=1995] S37 W4 N17 W18 N4 W3 S1 W2 S2 W1 S11 E1 S2 FOP=[YR=1995] E10 S5 W10 N5\$ S5 W17 N12 W2 N8 E2 N17 E14 N2 E10 S2 E20\$ W20 N2 W10 S2 W14 N8\$ W15\$.