

BLK B {K/A PARCEL B} LOT 5
IN OR 1345/677
WILDERS SUB OF NASSAU RIVER

HOPKINS ALVA J III & JULIE P
2660 GIBSON POST RD
FOLKSTON, GA 31537

2026

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 Floo	14	CARPET 70
Interior Floo	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
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2001	2,237	331,519
FGR	924	55	2001	508	75,284
FOP	148	30	2001	44	6,521
FOP	594	30	2001	178	26,380
FOP	696	30	2001	209	30,973
UGR	1,134	45	2001	510	75,581
UOP	56	20	2001	11	1,630
UOP	112	20	2001	22	3,260

TOTALS	5,901			3,719	551,149
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0300	BOAT DCK W	0	0	0	0	565.00	SF	40.00
4	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00
5	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00
6	0350	CARPORT WD	0	0	12	12	144.00	SF	13.00
7	0317	DCK PLNG W	0	0	0	0	3.00	UT	1,000.00
8	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	0		RSF	1100.00	325.00	100.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
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	167.93	624,532	2001	2001	0	0	0	11.75	88.25
1 SFR CUST 0% - 0 Heated Area: 2237 HX Base Yr												

95696 WILDER BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
3	0300	BOAT DCK W	0	0	0	0	565.00	SF	40.00	40.00	100	2003	2003	3	29	6,554	
4	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2003	2003	3	20	552	
5	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	2003	2003	3	29	1,508	
6	0350	CARPORT WD	0	0	12	12	144.00	SF	13.00	13.00	100	2006	2006	3	22	412	
7	0317	DCK PLNG W	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	2006	2006	3	22	660	
8	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	22	330	

TOTAL OB/XF										12,921							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000132	C	RES RIVER	0		RSF	1100.00	325.00	100.00	FF		1.00	1.00	8,000.00	8,000.00	800,000	

Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE					551,149
TOTAL MARKET OB/XF VALUE					12,921
TOTAL LAND VALUE - MARKET					800,000
TOTAL MARKET VALUE					1,364,070
SOH/AGL Deduction					390,125
ASSESSED VALUE					973,945
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					973,945
TOTAL JUST VALUE					1,364,070
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					1,345,048

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	Q	I	01	100	
GRANTOR: STEVENS THOMAS D							
GRANTEE: STEVENS THOMAS D &							

BUILDING NOTES									
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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 \$.									