

LOT 153
IN OR 2120/1466
MARSH CREEK VILLAGE UNIT 2

HOPKINS JOHN T III & BARBARA S
103 WOOD IBIS
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0153-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 50		
Exterior Wall	16	WD FR STUC 50		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 70		
Interior Floor	11	CLAY TILE 30		
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		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	10	
NEIGHBORHOOD/LOC	10001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,020	100	3,020	653,574
FGR	846	55	465	100,634
FOP	176	30	53	11,470
FSP	338	40	135	29,216
FUS	1,336	100	1,336	289,131
STP	21	10	2	433
UOP	550	20	110	23,806
TOTALS	6,287		5,121	1,108,263

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,121	154.5783	220.27	1,128,003	2018	2018	0	0	1.75	98.25

1 SFR CUST - 100% - 2019 Heated Area: 4356 HX Base Yr 2019

The diagram shows a property layout with several labeled areas and their dimensions:

- BAS 2018**: A large central area with dimensions 10.3, 5.7, 10.3, 7, 22, 11, 4, 20, 4, 12, 21, 34, 8, 13, 4, 13, 6, 9, 8, 22, 32, 8, 6, 9, 6, 13, 15.6, 20.6, 11.3, 9.2, 11.7, 10.2, 5, 13, 26, 13, 25, 12, 24, 26, 13.
- FGR 2018**: A rectangular area with dimensions 20, 4, 12, 21, 34, 8, 13, 4, 13, 6, 9, 8, 22, 32, 8, 6, 9, 6, 13, 15.6, 20.6, 11.3, 9.2, 11.7, 10.2, 5, 13, 26, 13, 25, 12, 24, 26, 13.
- FOP 2018**: A rectangular area with dimensions 22, 32, 8, 6, 9, 6, 13, 15.6, 20.6, 11.3, 9.2, 11.7, 10.2, 5, 13, 26, 13, 25, 12, 24, 26, 13.
- S7P 2018**: A rectangular area with dimensions 22, 32, 8, 6, 9, 6, 13, 15.6, 20.6, 11.3, 9.2, 11.7, 10.2, 5, 13, 26, 13, 25, 12, 24, 26, 13.
- FSP 2018**: A rectangular area with dimensions 26, 13, 25, 12, 24, 26, 13.
- UOP 2018**: A rectangular area with dimensions 25, 12, 24, 26, 13.
- FUS 2018**: A rectangular area with dimensions 15, 11, 6, 15, 4, 14, 19, 4, 5,