

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

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

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,020	100	2018	3,020	717,292
FGR	846	55	2018	465	110,444
FOP	176	30	2018	53	12,588
FSP	338	40	2018	135	32,064
FUS	1,336	100	2018	1,336	317,318
STP	21	10	2018	2	475
UOP	550	20	2018	110	26,126
TOTALS	6,287			5,121	216,308

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	244.23	1,250,702	2018	2018	0	0	0	2.75 97.25

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

The site map displays a complex property layout with several distinct areas labeled in blue text: BAS 2018, FSP 2018, UOP 2018, FOP 2018, STP 2018, FGR 2018, and FUS 2018. The map is bounded by a series of lines representing property boundaries, with various lot areas labeled with numbers. The layout includes a large central area (BAS 2018) and several smaller, more irregularly shaped areas (FSP 2018, UOP 2018, FOP 2018, STP 2018, FGR 2018, and FUS 2018) located around the perimeter and within the main area. The map is oriented with the main area (BAS 2018) on the left and the smaller areas (FSP 2018, UOP 2018, FOP 2018, STP 2018, FGR 2018, and FUS 2018) on the right.

BLD DATE	LGL DATE	05/07/2025	ML
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