

PT OF LOT 43B & FRACT LOT 43A
IN OR 2701/1101
THE VILLAGE @ MARSH LAKES

RHODEN KAY HOPKINS
91027 TEAL CT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227V-043B-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,432	100	1993
FGR	465	55	1993
FOP	101	30	1993
FOP	132	30	1993
FUS	268	100	1993
FUS	287	100	1993
PTO	6	5	1998
TOTALS	2,691		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	TOWNHOUSE	- 0%	- 2025																					
Heated Area: 1987 HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/16/2025</td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/16/2025		
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			04/16/2025																					

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 7	Tax Dist:			
BUILDING MARKET VALUE	235,690			
TOTAL MARKET OB/XF VALUE	4,837			
TOTAL LAND VALUE - MARKET	150,000			
TOTAL MARKET VALUE	390,527			
SOH/AGL Deduction	0			
ASSESSED VALUE	390,527			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	390,527			
TOTAL JUST VALUE	390,527			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	331,464			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-364	NEW CONSTR	63,306	07/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1101	3/22/2024	WD	Q	I	01	423,000
GRANTOR: STOFFEL RENEE						
GRANTEE: RHODEN KAY HOPKINS						
2266/1313	4/02/2019	QC	U	I	11	100
GRANTOR: STOFFEL RENEE						
GRANTEE: EDMONSON JAMES W						

EXTRA FEATURES		91027 TEAL CT, FERNANDINA BEACH															
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0810	CONCRETE A	0	0	0	0	452.00	SF	6.50	6.50	100	1993	1993	3	64	1,880	
3	0810	CONCRETE A	0	0	35	3	105.00	SF	6.50	6.50	100	1993	1993	3	64	437	

BUILDING NOTES	
FGR=[YR=1993] W20 S21E1 FOP=[YR=1993] S5 E2 S2 E8 PTO=[YR=1998] S2 E3 N2 W3 \$ E3 S14 BAS=[YR=1993] S2 W15 S51 D3 R3 E7 R3 U3 FOP=[YR=1993] E16 N6 W11 N1 W5 S7\$ N7 E5 S1 E11 N45 W2 N2 W12 \$ E4 N18 W13 N3 W4 \$ E4 S3 E15 N24 \$ PTR= E15 FUS=[YR=1993] E5 N6 E12 S21 W12 N8 W5 N7 \$W15\$ PTR= W40 FUS=[YR=1993] W18 S4 E4 S14E14 N18 \$ E40 \$.	

BUILDING DIMENSIONS	
FGR=[YR=1993] W20 S21E1 FOP=[YR=1993] S5 E2 S2 E8 PTO=[YR=1998] S2 E3 N2 W3 \$ E3 S14 BAS=[YR=1993] S2 W15 S51 D3 R3 E7 R3 U3 FOP=[YR=1993] E16 N6 W11 N1 W5 S7\$ N7 E5 S1 E11 N45 W2 N2 W12 \$ E4 N18 W13 N3 W4 \$ E4 S3 E15 N24 \$ PTR= E15 FUS=[YR=1993] E5 N6 E12 S21 W12 N8 W5 N7 \$W15\$ PTR= W40 FUS=[YR=1993] W18 S4 E4 S14E14 N18 \$ E40 \$.	

LAND DESCRIPTION		TOTAL OB/XF 4,837																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							