LOT 193
HAMPTON LAKES PHASE V-A
OR 2409/1745

GUZMAN TINA RENEE & KRYSTLE LEE
84986 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0193-0000

BUILDING CHARACTERISTICS

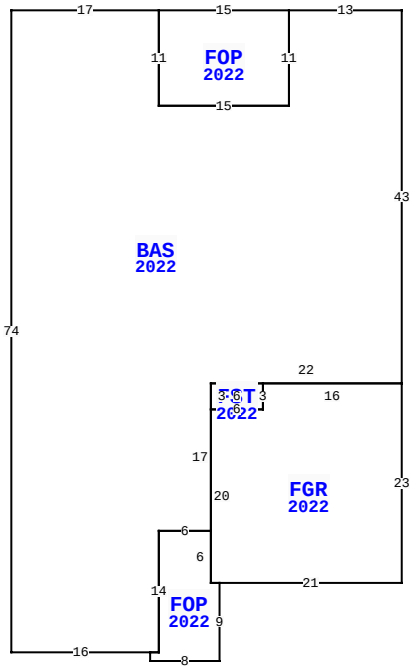
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2022	2,399	288,254
FGR	488	55	2022	268	32,202
FOP	100	30	2022	30	3,605
FOP	165	30	2022	50	6,008
FST	18	55	2022	10	1,202
TOTALS	3,170			2,757	331,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,757	120.7584	120.76	332,935	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2399 HX Base Yr 2025



84986 FALL RIVER PKWY, FERNANDINA BEACH

BLD DATE	03/06/2023	NW	LGL DATE		
XF DATE			LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,270
TOTAL MARKET OB/XF VALUE		6,910
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		413,180
SOH/AGL Deduction		0
ASSESSED VALUE		413,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		362,458
TOTAL JUST VALUE		413,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000544	CO ISSUED	0	01/13/2023
22003978	NEW CONSTR	393,679	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1394	6/03/2024	WD	Q	I	01	498,000
GRANTOR: MARANDOLA JOHN & JENN						
GRANTEE: GUZMAN TINA RENEE &						
2616/1208	1/30/2023	SW	Q	I	01	455,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MARANDOLA JOHN & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] W15 S11 E15 N11$ S11 W15 N11 W17 S74 E16 FOP=[YR=2022] S1 E8 N9 FGR=[YR=2022] E21 N23 W16 FST=[YR=2022] W6S3E6N3$ S3 W6 S20 E1$ W1 N6 W6 S14 W1$ E1 N14 E6 N17 E22 N43$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	698.00	SF	10.00	10.00	100	2022	2022	3	99	6,910	

LAND DESCRIPTION

TOTAL OB/XF 6,910

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/24/2023 BY DC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS