LOT 176
HAMPTON LAKES PHASE V-A
OR 2409/1745

MASTANDREA JOEL L & MARILYN F
84850 FALL RIVER PAWKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0176-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

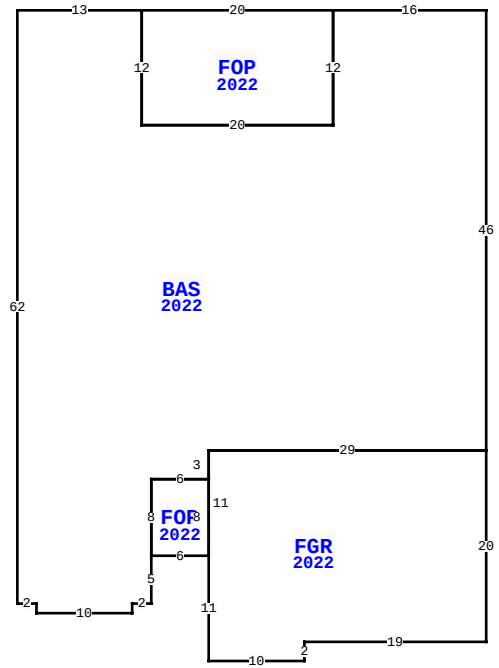
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2022	2,266	289,660
FGR	600	55	2022	330	42,184
FOP	48	30	2022	14	1,790
FOP	240	30	2022	72	9,204
TOTALS	3,154			2,682	342,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,682	122.9760	129.12	346,300	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2266 HX Base Yr 2023



84850 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,837
TOTAL MARKET OB/XF VALUE		76,713
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		494,550
SOH/AGL Deduction		0
ASSESSED VALUE		494,550
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		443,139
TOTAL JUST VALUE		494,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006375	POOL ENCL	12,000	05/17/2023
23002475	SWIM POOL	107,000	02/23/2023
22013401	CO ISSUED	0	08/31/2022
21016197	NEW CONSTR	334,793	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2588/0902	8/31/2022	SW	Q	I	01	515,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MASTANDREA JOEL L &						
2576/1835	7/06/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W20 S12 E20 N12$ S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E10 N2 E19 N20 W29 S11$ N8 W6 S8$ N8 E6 N3 E29 N46$.

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
2	0911	SCRN RM A	0	100	0	0	1,318.00	SF	18.00	18.00	100	2024	2023		93	22,063	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		93	4,650	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 76,713

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 12/19/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS