

LOT 135
HAMPTON LAKES PHASE V-B
OR 2445/712

SHEFFIELD BARBARA ANNE
84630 BALSAM CT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0135-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	285,125
FGR	620	55	341	36,552
FOP	60	30	18	1,929
FSP	198	40	79	8,468
TOTALS	3,538		3,098	332,075

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	876.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,098	112.8288	107.19	332,075	2023	2023	0	0
1 SINGLE FAM - 0% - 2024									
Heated Area: 2660									
HX Base Yr									

84630 BALSAM CT, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
332,075									
TOTAL MARKET OB/XF VALUE									
8,760									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
415,835									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
415,835									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
415,835									
TOTAL JUST VALUE									
415,835									
NCON VALUE									
340,835									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
75,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004622	CO		04/11/2023
2012200	NEW CONSTR	427,484	08/15/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2641/930	5/18/2023	SW	Q	I	01	483,500	
GRANTOR: LENNNAR HOMES LLC							
GRANTEE: SHEFFIELD BARBARA A							
2638/240	5/03/2023	SW	U	V	30	2,155,400	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNNAR HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=70,0] W18 S11 W18 N11 W14 S70 E12 E2 N7 E6 N13 E30 N50 \$									
FSP=[YR=2023;ORIG=34,0] E18 S11 W18 N11 \$									
FOP=[YR=2023;ORIG=34,63] E6 S7 E1 S2 W9 N2 E2 N7 \$									
FGR=[YR=2023;ORIG=40,50] E30 S21 W20 N1 W9 W1 N7 N13 \$									

TOTAL OB/XF									
8,760									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00