LOT 138
HAMPTON LAKES PHASE V-B
OR 2445/712

DESPIRITO STEVEN & JENNIFER L
84654 BALSAM COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0138-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

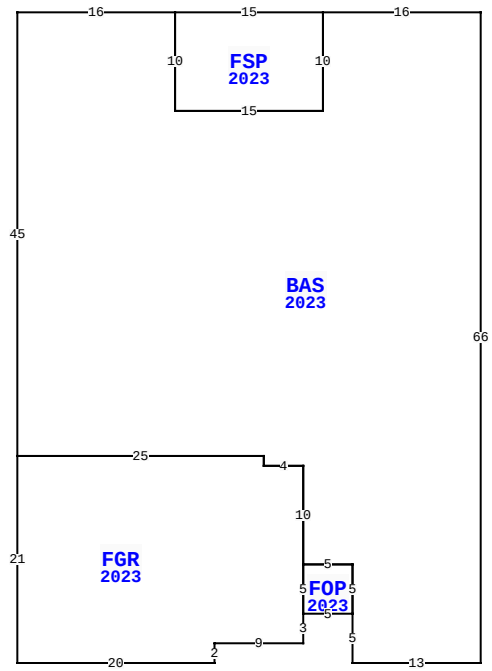
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,297	100	2,297	270,541
FGR	587	55	323	38,043
FOP	25	30	8	942
FSP	150	40	60	7,067
TOTALS	3,059		2,688	316,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,688	123.9840	117.78	316,593	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2297 HX Base Yr 2024



84654 BALSAM CT, FERNANDINA BEACH

BLD DATE		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		316,593
TOTAL MARKET OB/XF VALUE		8,290
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		399,883
SOH/AGL Deduction		0
ASSESSED VALUE		399,883
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		349,883
TOTAL JUST VALUE		399,883
NCON VALUE		324,883
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005073	CO		04/19/2023
22012094	NEW CONSTR	365,200	08/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/165	6/22/2023	SW	Q	V	05	923,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						
2648/1277	6/15/2023	SW	Q	I	01	446,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DESPIRITO STEVEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W16 S10 W15 N10 W16 S45 E25 S1 E4 S10 E5 S5 S5 E13 N66 $
FSP=[YR=2023;ORIG=49,0] E15 S10 W15 N10 $
FGR=[YR=2023;ORIG=33,45] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 $
FOP=[YR=2023;ORIG=62,56] E5 S5 W5 N5 $
.

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	829.00	SF	10.00	10.00	100	2023	2023		100	8,290	

LAND DESCRIPTION

TOTAL OB/XF 8,290

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	000135	C	SFR CNSVTN	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 06/13/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS