LOT 144
HAMPTON LAKES PHASE V-B
OR 2445/712

SUSA TYLER MATTHEW & ALEXANDRA FIDELIA
84643 BALSAM CT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0144-0000

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 70
Interior Floo	14	CARPET 30
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		1 100
Quality	04	Quality Level 04

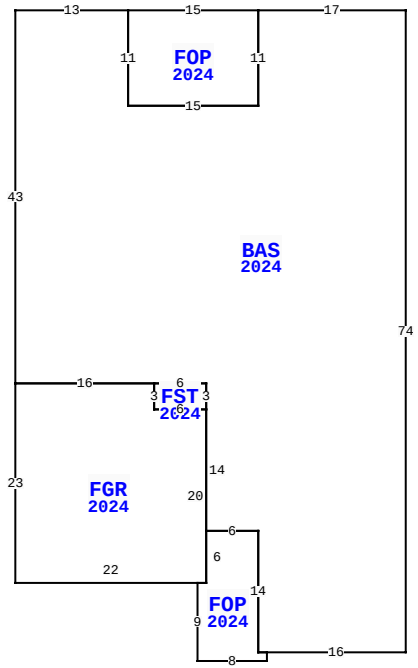
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2,399	273,606
FGR	488	55	268	30,565
FOP	100	30	30	3,422
FOP	165	30	50	5,703
FST	18	55	10	1,141
TOTALS	3,170		2,757	314,436

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	120.0528	114.05	314,436	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2399 HX Base Yr



84643 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	314,436
TOTAL MARKET OB/XF VALUE	7,690
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	397,126
SOH/AGL Deduction	0
ASSESSED VALUE	397,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,126
TOTAL JUST VALUE	397,126
NCON VALUE	322,126
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006411			05/17/2023
22015995	NEW CONSTR	385,506	10/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/763	8/21/2023	SW	Q	I	01	463,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SUSA TYLER MATTHEW						
2650/165	6/22/2023	SW	Q	V	05	923,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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	0	0	0	769.00	SF	10.00	10.00	100	2024	2023		100	7,690	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=45,10] W17 S11 W15 N11 W13 S43 E16 E6 S3 S14 E6 S14 E1 E16 N74 $
FGR=[YR=2024;ORIG=0,53] E16 S3 E6 S20 W22 N23 $
FOP=[YR=2024;ORIG=28,10] W15 S11 E15 N11 $
FOP=[YR=2024;ORIG=28,70] W6 S6 W1 S9 E8 N1 W1 N14 $
FST=[YR=2024;ORIG=22,53] W6 S3 E6 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,690

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/12/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS