LOT 146
HAMPTON LAKES PHASE V-B
OR 2445/712

KONG KEVIN WEIMENG/WANG DONGFANG WENDY ET AL
84617 BALSAM CT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0146-0000

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 60
Interior Floo	14	CARPET 40
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
Quality	04	Quality Level 04

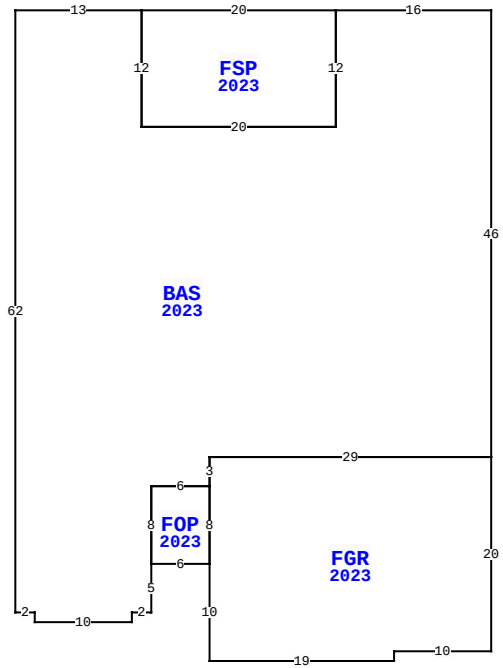
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	249,101
FGR	599	55	329	36,167
FOP	48	30	14	1,539
FSP	240	40	96	10,553
TOTALS	3,153		2,705	297,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,705	115.7184	109.93	297,361	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2266 HX Base Yr



84617 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	297,361
TOTAL MARKET OB/XF VALUE	7,690
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	380,051
SOH/AGL Deduction	0
ASSESSED VALUE	380,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,051
TOTAL JUST VALUE	380,051
NCON VALUE	305,051
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007123			06/02/2023
22015997	NEW CONSTR	368,947	10/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1917	8/30/2023	SW	Q	I	01	425,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KONG KEVIN WEIMENG						
2647/788	6/07/2023	SW	Q	V	05	1,077,700
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=2023;ORIG=80,0] W16 S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 N8 E6 N3 E29 N46 $
FSP=[YR=2023;ORIG=44,0] E20 S12 W20 N12 $
FOP=[YR=2023;ORIG=45,49] E6 S8 W6 N8 $
FGR=[YR=2023;ORIG=51,46] E29 S20 W10 S1 W19 N10 N8 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