

LOT 147
HAMPTON LAKES PHASE V-B
OR 2445/712

BARNES KENNETH EUGENE & MARY ELLEN
84609 BALSAM COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0724-0147-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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		0 100

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	2,282	100	2,282	260,262
FGR	587	55	323	36,838
FOP	25	30	8	912
FSP	165	40	66	7,527
PTO	150	5	8	912
TOTALS	3,209		2,687	306,452

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	790.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	0	0	0	720.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,687	120.0528	114.05	306,452	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2282 HX Base Yr											
84609 BALSAM CT, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
15,700											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		306,452	
TOTAL MARKET OB/XF VALUE		15,700	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		397,152	
SOH/AGL Deduction		0	
ASSESSED VALUE		397,152	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		397,152	
TOTAL JUST VALUE		397,152	
NCON VALUE		322,152	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007122			06/02/2023
22014096	NEW CONSTR	365,200	09/15/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2652/382	7/05/2023	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: BARNES KENNETH EUGE					
2650/165	6/22/2023	SW	Q	V	05
GRANTOR: AG ESSENTIAL HOUSING					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
BAS=[YR=2024;ORIG=67,30] W16 S11 W15 N11 W16 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 \$											
FGR=[YR=2024;ORIG=67,75] W25 S1 W4 S10 S5 S3 E9 S2 E20 N21 \$											
FSP=[YR=2024;ORIG=51,30] W15 S11 E15 N11 \$											
FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 \$											
PTO=[YR=2024;ORIG=36,30] E15 N10 W15 S10 \$											