LOT 132
HAMPTON LAKES PHASE V-B
OR 2445/712

MARSHALL JADIZ LORRINA NICOLE/PALMER OMAR MAURICE
84606 BALSAM COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0132-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	04	Quality Level 04

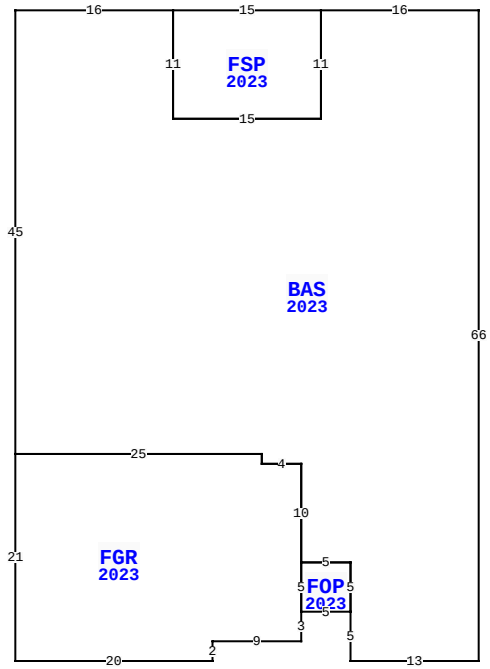
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2023	2,282	270,965
FGR	587	55	2023	323	38,353
FOP	25	30	2023	8	950
FSP	165	40	2023	66	7,837
TOTALS	3,059			2,679	318,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,679	118.7424	118.74	318,104	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2282 HX Base Yr 2024



84606 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		318,104
TOTAL MARKET OB/XF VALUE		9,530
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		402,634
SOH/AGL Deduction		4,670
ASSESSED VALUE		397,964
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		347,242
TOTAL JUST VALUE		402,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005004	CO		04/18/2023
22012104	NEW CONSTR	365,200	08/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1232	5/23/2023	SW	Q	I	01	434,300
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: MARSHALL JADIZ LORR						
2638/240	5/03/2023	SW	U	V	30	2,155,400
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W16 S11 W15 N11 W16 S45 E25 S1 E4 S10 E5 S5 S5 E13 N66 $
FSP=[YR=2023;ORIG=49,0] E15 S11 W15 N11 $
FOP=[YR=2023;ORIG=62,56] E5 S5 W5 N5 $
FGR=[YR=2023;ORIG=33,45] E25 S1 E4 S10 S5 S3 W9 S2 W20 N21 $
.

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	953.00	SF	10.00	10.00	100	2023	2023		100	9,530	

LAND DESCRIPTION

TOTAL OB/XF 9,530

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	000134	C	RES POND	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 07/30/2025 BY SYS