LOT 134
HAMPTON LAKES PHASE V-B
OR 2445/712

TOWERS GEOVANNA L & WILLIAM R
84622 BALSAM COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0134-0000

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

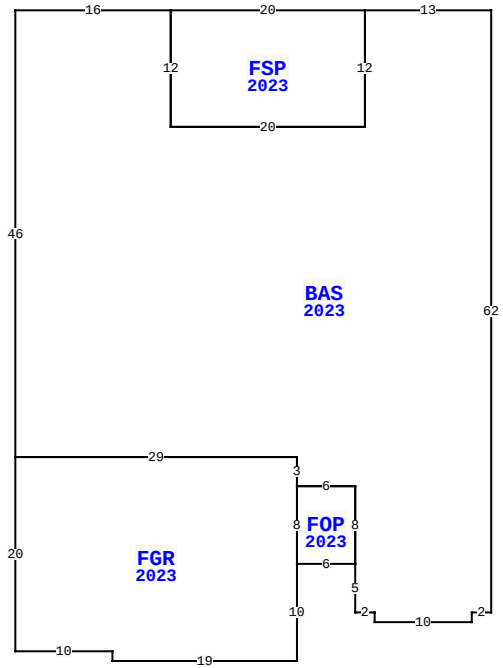
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2023	2,266	262,222
FGR	599	55	2023	329	38,072
FOP	48	30	2023	14	1,620
FSP	240	40	2023	96	11,109
TOTALS	3,153			2,705	313,023

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	115.72	313,023	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2266 HX Base Yr 2024



84622 BALSAM CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,023
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,523
SOH/AGL Deduction		4,617
ASSESSED VALUE		391,906
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,184
TOTAL JUST VALUE		396,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004488	CO		04/05/2023
22012018	NEW CONSTR	368,947	08/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2640/825	5/17/2023	SW	Q	I	02	456,000
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: TOWERS GEOVANNA L &						
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=31,0] E16 S12 E20 N12 E13 S62 W2 S1 W10 N1 W2 N5 N8 W6 N3 W29 N46 $
FGR=[YR=2023;ORIG=60,46] W29 S20 E10 S1 E19 N10 N8 N3 $
FSP=[YR=2023;ORIG=67,0] W20 S12 E20 N12 $
FOP=[YR=2023;ORIG=66,49] W6 S8 E6 N8 $
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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	850.00	SF	10.00	10.00	100	2024	2023		100	8,500	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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 04/25/2023 BY DMC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS