LOT 135
HAMPTON LAKES PHASE V-B
OR 2445/712

SHEFFIELD BARBARA ANNE
84630 BALSAM CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0135-0000

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

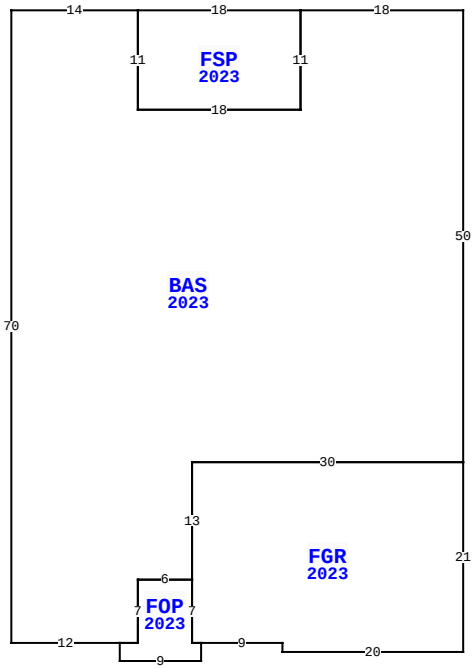
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2023	2,660	300,128
FGR	620	55	2023	341	38,475
FOP	60	30	2023	18	2,031
FSP	198	40	2023	79	8,914
TOTALS	3,538			3,098	349,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,098	112.8288	112.83	349,547	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2660 HX Base Yr



84630 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	349,547
TOTAL MARKET OB/XF VALUE	8,760
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	433,307
SOH/AGL Deduction	0
ASSESSED VALUE	433,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	433,307
TOTAL JUST VALUE	433,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004622	CO		04/11/2023
2012200	NEW CONSTR	427,484	08/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/930	5/18/2023	SW	Q	I	01	483,500
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: SHEFFIELD BARBARA A						
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=70,0] W18 S11 W18 N11 W14 S70 E12 E2 N7 E6 N13 E30 N50 $
FSP=[YR=2023;ORIG=34,0] E18 S11 W18 N11 $
FOP=[YR=2023;ORIG=34,63] E6 S7 E1 S2 W9 N2 E2 N7 $
FGR=[YR=2023;ORIG=40,50] E30 S21 W20 N1 W9 W1 N7 N13 $
.

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	876.00	SF	10.00	10.00	100	2023	2023		100	8,760	

LAND DESCRIPTION

TOTAL OB/XF 8,760

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	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 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