LOT 137
HAMPTON LAKES PHASE V-B
OR 2445/712

RAGSDALE MARVIN WAYNE & ROXANNE MARIE
84646 BALSAM CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0137-0000

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

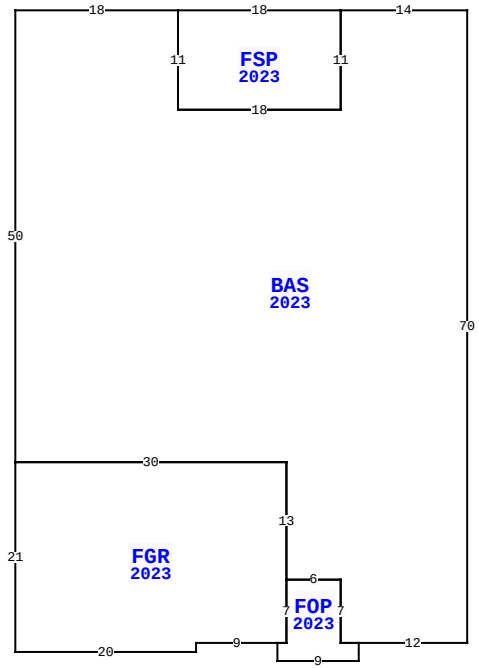
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

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 – 100% - 2024 Heated Area: 2660 HX Base Yr 2024



84646 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		8,100
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		432,647
SOH/AGL Deduction		5,432
ASSESSED VALUE		427,215
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		376,493
TOTAL JUST VALUE		432,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006401			05/17/2023
22012103	NEW CONSTR	427,484	08/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/165	6/22/2023	SW	Q	V	05	923,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						
2649/993	6/22/2023	SW	Q	I	01	475,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: RAGSDALE MARVIN WAY						

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	100	0	0	810.00	SF	10.00	10.00	100	2023	2023		100	8,100	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E2 E12 N70 $
FSP=[YR=2023;ORIG=48,0] E18 S11 W18 N11 $
FOP=[YR=2023;ORIG=60,63] E6 S7 E2 S2 W9 N2 E1 N7 $
FGR=[YR=2023;ORIG=30,50] E30 S13 S7 W1 W9 S1 W20 N21 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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