LOT 141
HAMPTON LAKES PHASE V-B
OR 2445/712

MACK VALERIA A
84667 BALSAM CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

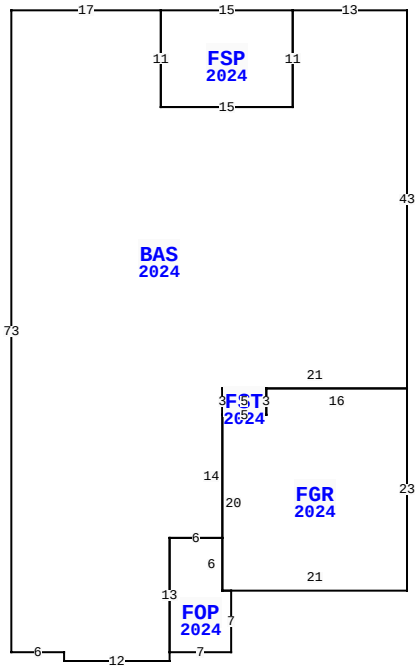
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,424	100	2024	2,424	285,378
FGR	468	55	2024	257	30,257
FOP	85	30	2024	26	3,061
FSP	165	40	2024	66	7,770
FST	15	55	2024	8	942
TOTALS	3,157			2,781	327,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,781	117.7344	117.73	327,407	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2424 HX Base Yr



84667 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	327,407
TOTAL MARKET OB/XF VALUE	14,360
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	416,767
SOH/AGL Deduction	0
ASSESSED VALUE	416,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	416,767
TOTAL JUST VALUE	416,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005119	NW RES SCN	7,500	05/12/2025
230005747			05/03/2023
22012908	NEW CONSTR	384,962	08/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2775/312	3/17/2025	WD	Q	I	01	507,000
GRANTOR: THORNTON JASON BRANTL						
GRANTEE: MACK VALERIA A						
2647/954	6/12/2023	SW	Q	I	01	458,800
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: THORNTON JASON BRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=55,12] W13 S11 W15 N11 W17 S73 E6 S1 E12 N1 N13 E6 N14 N3 E21 N43 $
FGR=[YR=2024;ORIG=55,55] W16 S3 W5 S20 E21 N23 $
FSP=[YR=2024;ORIG=42,12] W15 S11 E15 N11 $
FOP=[YR=2024;ORIG=34,72] W6 S13 E7 N7 W1 N6 $
FST=[YR=2024;ORIG=34,58] E5 N3 W5 S3 $
.

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	671.00	SF	10.00	10.00	100	2023	2023		100	6,710	
2	0462	ST/AL FNC	0	0	0	0	720.00	SF	10.00	10.00	100	2024	2023		98	7,056	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 14,360

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	000100	C	RES	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