LOT 133
HAMPTON LAKES PHASE V-B
OR 2445/712

COUGHLIN KEVIN PATRICK & VENESSA ANN
84614 BALSAM COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0133-0000

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 70
Interior Floo	14	CARPET 30
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
Units		1 100
Quality	04	Quality Level 04

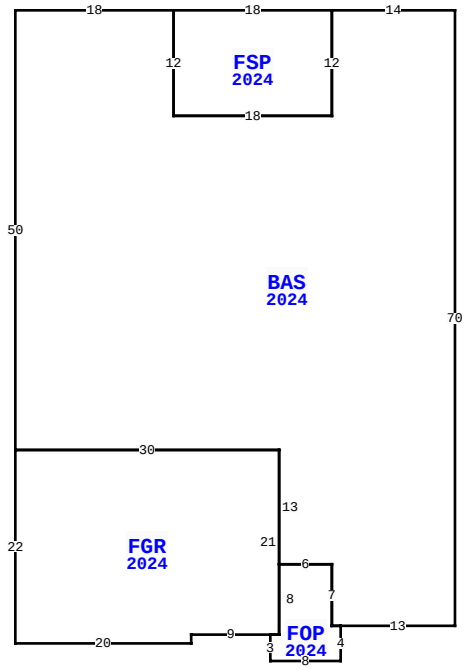
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100	2024	2,642	314,903
FGR	650	55	2024	358	42,671
FOP	73	30	2024	22	2,622
FSP	216	40	2024	86	10,250
TOTALS	3,581			3,108	370,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	114.0846	119.79	372,307	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 2642 HX Base Yr



84614 BALSAM CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	370,445
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	445,445
SOH/AGL Deduction	0
ASSESSED VALUE	445,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	445,445
TOTAL JUST VALUE	445,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005002	CO		04/18/2023
22012197	NEW CONSTR	427,454	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/331	5/19/2023	SW	Q	I	01	470,500
GRANTOR: LENNNAR HOMES LLC						
GRANTEE: COUGHLIN KEVIN PATR						
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=2024;ORIG=60,10] W14 S12 W18 N12 W18 S50 E30 S13 E6 S7 E1 E13 N70 $
FGR=[YR=2024;ORIG=40,60] W30 S22 E20 N1 E9 E1 N21 $
FSP=[YR=2024;ORIG=46,10] W18 S12 E18 N12 $
FOP=[YR=2024;ORIG=46,73] W6 S8 W1 S3 E8 N4 W1 N7 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/25/2023 BY DC Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS