LOT 139
HAMPTON LAKES PHASE V-B
OR 2445/712

SANDY CONCH TRUST/
PO BOX 342
HILLIARD, FL 32046

2026

13-2N-27-0724-0139-0000

BUILDING CHARACTERISTICS

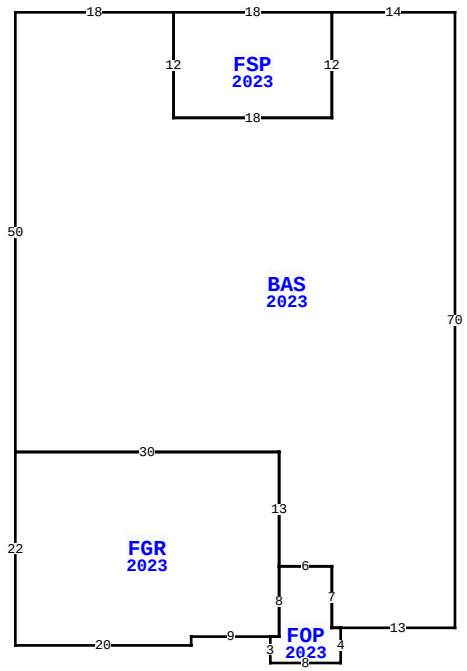
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,642	100	2023	2,642	311,433
FGR	650	55	2023	358	42,200
FOP	73	30	2023	22	2,593
FSP	216	40	2023	86	10,137
TOTALS	3,581			3,108	366,364

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	112.8288	118.47	368,205	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2642 HX Base Yr 2024



84662 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		366,364
TOTAL MARKET OB/XF VALUE		69,206
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		510,570
SOH/AGL Deduction		147,589
ASSESSED VALUE		362,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		311,570
TOTAL JUST VALUE		510,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250008901	AD RES SCN	19,900	08/08/2025
AP24-2534	SCRN ENCLSR (22X5	19,900	04/29/2024
SP240004143	(12X28) NEW INGRO	86,826	04/11/2024
230005071	CO		04/19/2023
22014643	NEW CONSTR	427,454	09/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2656/713	7/25/2023	WD	Q	I	01	520,000
GRANTOR: RUDDOCK ALEXANDER KRI						
GRANTEE: SANDY CONCH TRUST						
2650/165	6/22/2023	SW	Q	V	05	923,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W14 S12 W18 N12 W18 S50 E30 S13 E6 S7 E1 E13 N70 $
FSP=[YR=2023;ORIG=38,10] E18 S12 W18 N12 $
FGR=[YR=2023;ORIG=20,60] E30 S13 S8 W1 W9 S1 W20 N22 $
FOP=[YR=2023;ORIG=50,73] E6 S7 E1 S4 W8 N3 E1 N8 $
.

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
2	0911	SCRN RM A	0	100	50	22	1,100.00	SF	18.00	18.00	100	2025	2024		97	19,206	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 69,206

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	000135	C	RES NATURAL	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 07/01/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS