LOT 71
IN OR 2129/104
TIMBERLAKE PHASE 2 PBK 8/147

GIBSON JOHN M & MELISSA A
95232 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0071-0000

BUILDING CHARACTERISTICS

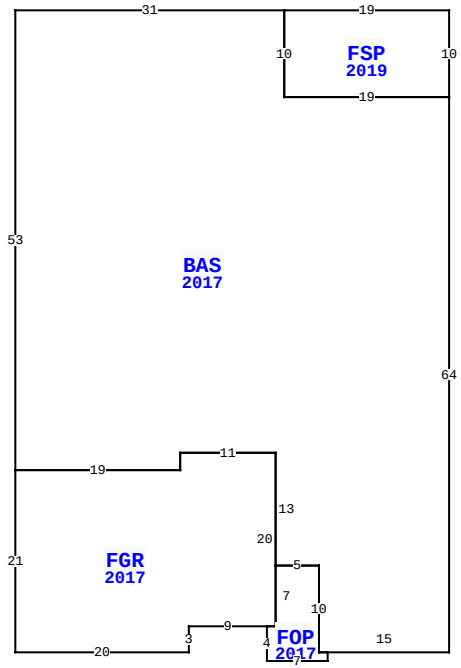
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,808	100	2,808	274,763
FGR	622	55	342	33,465
FOP	60	30	18	1,761
FSP	190	40	76	7,437
TOTALS	3,680		3,244	317,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,244	110.8002	100.00	324,400	2017	2017	0	0	0	2.15	97.85

1 SINGLE FAM – 100% - 2019 Heated Area: 2808 HX Base Yr 2019



95232 TANGLEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,425
TOTAL MARKET OB/XF VALUE		11,863
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		404,288
SOH/AGL Deduction		121,961
ASSESSED VALUE		282,327
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		232,327
TOTAL JUST VALUE		404,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003275	CO ISSUED	0	04/13/2017
B1632371	NEW CONSTR	347,973	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/0104	6/22/2017	SW	Q	I	01	307,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: GIBSON JOHN M & MEL

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W19 BAS=[YR=2017] W31 S53 FGR=[YR=2017] S21 E20 N3 E9 FOP=[YR=2017] S4 E7 N1 W1 N10 W5 S7 W1$ E1 N20 W11 S2 W19$ E19 N2 E11 S13 E5 S10 E15 N64 W19 N10 $ S10 E19 N10$.

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	0812	CONCRETE C	0	100	0	0	1,003.00	SF	4.00	4.00	100	2017	2017	3	97	3,892	
2	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	100	2017	2017	3	97	2,425	
3	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2017	2017	3	94	5,264	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 11,863

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/31/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS