

LOT 73
IN OR 2120/910
TIMBERLAKE PHASE 2 PBK 8/147

CALLERY DANIEL P & CAROL P
95244 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0073-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
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	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		

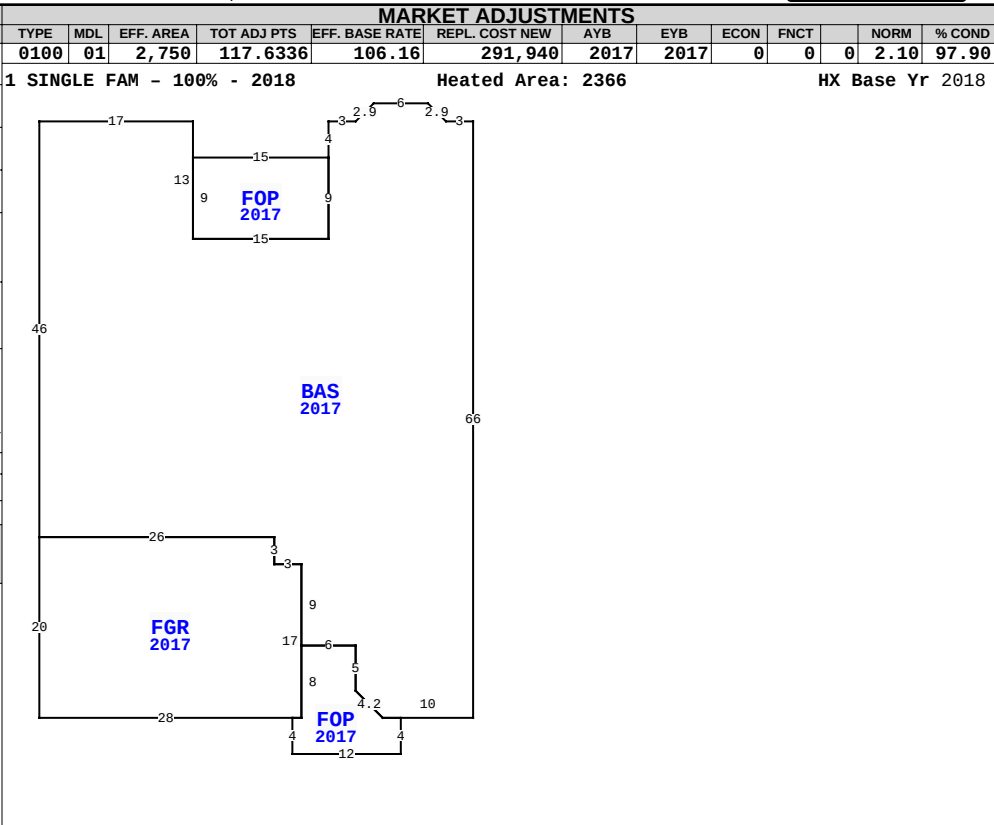
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100	2,366	245,900
FGR	571	55	314	32,634
FOP	101	30	30	3,118
FOP	135	30	40	4,157

TOTALS	3,173	2,750	285,809
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,046.00	SF	4.00
2	0911	SCRN RM A	0	100	0	0	792.00	SF	17.50
3	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	588.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

REVIEW DATE	04/16/2019	BY	DJ
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95244 TANGLEWOOD DR, FERNANDINA BEACH

TOTAL OB/XF									
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1	0812	CONCRETE C	0	100	0	0	1,046.00	SF	4.00
2	0911	SCRN RM A	0	100	0	0	792.00	SF	17.50
3	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	588.00	SF	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	000134	C	SFR POND	100			0.00	0.00	1.00

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	285,809								
TOTAL MARKET OB/XF VALUE	40,100								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	400,909								
SOH/AGL Deduction	131,976								
ASSESSED VALUE	268,933								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	218,933								
TOTAL JUST VALUE	400,909								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	343,467								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801153	SCRN ENCLSRE	20,067	02/01/2018
17010679	SWIM POOL	25,000	12/01/2017
17003428	C0 ISSUED	0	04/19/2017
B1633376	NEW CONSTR	298,144	11/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2120/0910	5/15/2017	SW	Q	I	02	289,900

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CALLERY DANIEL P &

BUILDING NOTES									
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BUILDING DIMENSIONS															
BAS=[YR=2017] W3 U2 L2 W6 D2 L2 W3 S4 FOP=[YR=2017] W15 S9 E15 N9\$ S9 W15 N13 W17 S46 FGR=[YR=2017] S20 E28 FOP=[YR=2017] S4 E12 N4 W2 U3 L3 N5 W6 S8 W1\$ E1 N17 W3 N3 W26\$ E26 S3 E3 S9 E6 S5 D3 R3 E10 N66\$.															