

LOT 74
IN OR 2107/642
TIMBERLAKE PHASE 2 PBK 8/147

GRIFFETH RANDALL & JOANNE
95250 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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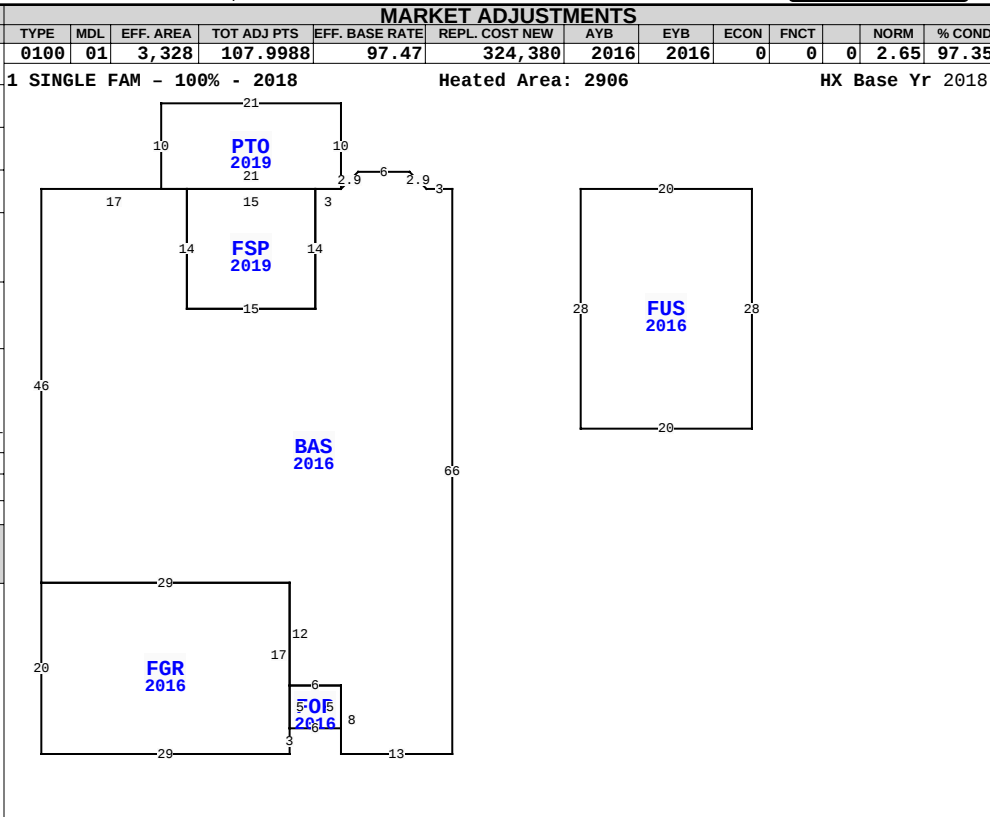
NEIGHBORHOOD/LOC	4144.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2,346	222,605
FGR	580	55	319	30,269
FOP	30	30	9	854
FSP	210	40	84	7,970
FUS	560	100	560	53,137
PTO	210	5	10	949

TOTALS	3,936		3,328	315,784
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	905.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50
3	0462	ST/AL FNC	0	100	70	0	280.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
5	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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



95250 TANGLEWOOD DR, FERNANDINA BEACH

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

TOTAL OB/XF											11,082	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	L
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VA
		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
315,784									
TOTAL MARKET OB/XF VALUE									
11,082									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
401,866									
SOH/AGL Deduction									
134,966									
ASSESSED VALUE									
266,900									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
216,900									
TOTAL JUST VALUE									
401,866									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
347,783									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632157	CO ISSUED	0	02/23/2017
B1632157	NEW CONSTR	348,690	04/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2107/0642	3/14/2017	SW	Q	I	01	300,400
GRANTOR: D R HORTON INC- JACKSO						
GRANTEE: GRIFFETH RANDALL &						

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: GRIFFETH RANDALL &

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2016] W3 U2 L2 W6 D2 L2 PTO=[YR=2019] N10 W21 S10 E21\$ W3 FSP=[YR=2019] W15 S14 E15 N14\$ S14 W15 N14 W17 S46 FGR=[YR=2016] S20 E29 N3 FOP=[YR=2016] E6 N5 W6 S5\$ N17 W29\$ E29 S12 E6 S8 E13 N66 \$ PTR=E15 FUS=[YR=2016] E20 S28 W20 N28\$ W15\$.									