LOT 75
TIMBERLAKE PHASE 2 PBK 8/147

CRAYFORD EVAN B & AMANDA L
95262 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

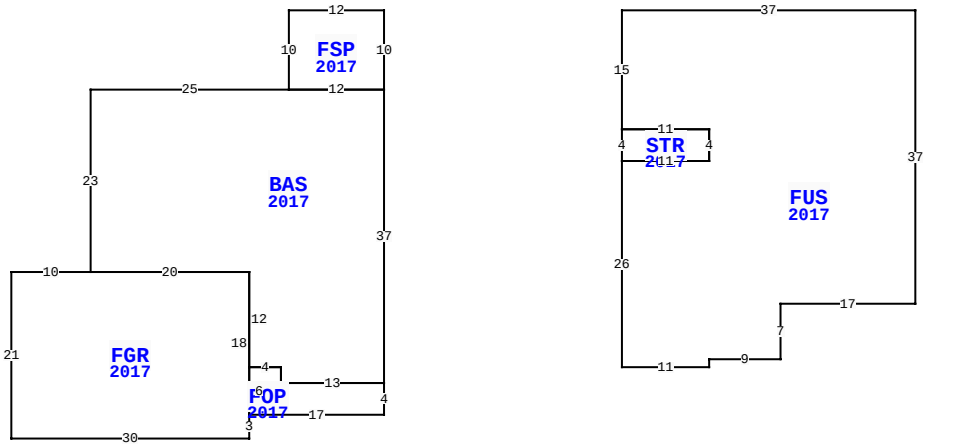
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,081	100	1,081	107,196
FGR	630	55	346	34,310
FOP	76	30	23	2,281
FSP	120	40	48	4,759
FUS	1,476	100	1,476	146,366
STR	44	10	4	396
TOTALS	3,427		2,978	295,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,978	112.5180	101.55	302,416	2017	2017	0	0	0	2.35	97.65

1 SINGLE FAM – 100% - 2022 Heated Area: 2557 HX Base Yr 2022



95262 TANGLEWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,309
TOTAL MARKET OB/XF VALUE		4,121
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		374,430
SOH/AGL Deduction		38,150
ASSESSED VALUE		336,280
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,280
TOTAL JUST VALUE		374,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004451	CO ISSUED	0	05/18/2017
B1633465	NEW CONSTR	313,452	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/0234	3/19/2021	WD	Q	I	01	375,000
GRANTOR: BASHORE STEPHEN B & K						
GRANTEE: CRAYFORD EVAN B & A						
2124/0395	5/31/2017	WD	Q	I	01	282,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BASHORE STEPHEN B &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W12 S10 BAS=[YR=2017] W25 S23 FGR=[YR=2017] W10 S21 E30 N3 FOP=[YR=2017] E 17 N4 W13 N2 W4 S6$ N18 W20$ E20 S12 E4 S2 E13 N37 W12$ E12 N10$ PTR=[YR=2017] E30 FUS=[YR=2017] E37 S37 W17 S7 W9 S1 W11 N26 STR=[YR=2017] N4 E11 S4 W11 $ E11 N4 W11 N15$ W30$.

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	1,062.00	SF	4.00	4.00	100	2017	2017	3	97	4,121	

LAND DESCRIPTION

TOTAL OB/XF 4,121

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/10/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS