LOT 76
TIMBERLAKE PHASE 2 PBK 8/147

MELENDEZ KRIS S & PRISCILLA
95268 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

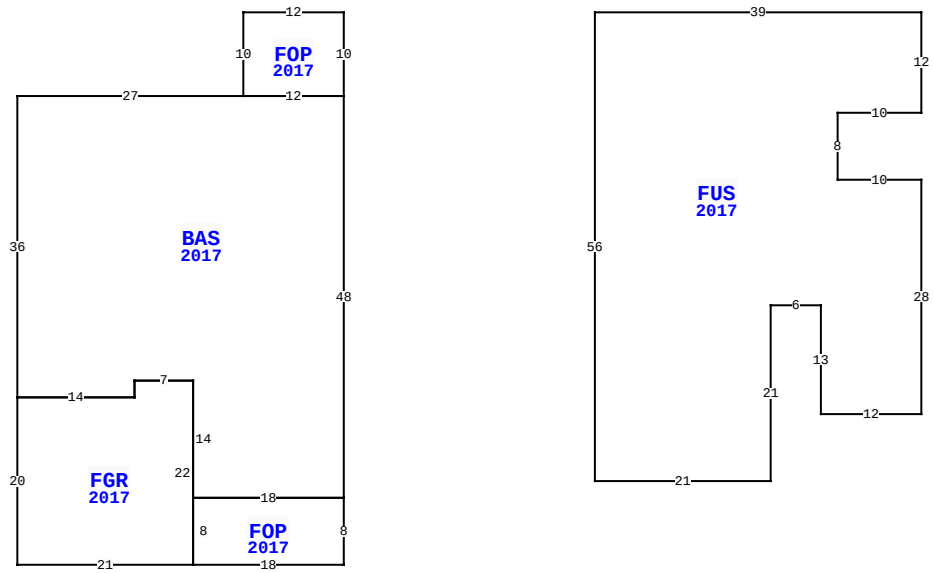
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,606	100	1,606	153,533
FGR	434	55	239	22,848
FOP	120	30	36	3,441
FOP	144	30	43	4,111
FUS	1,882	100	1,882	179,918
TOTALS	4,186		3,806	363,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,806	108.2025	97.65	371,656	2017	2017	0	0	0	2.10	97.90

1 SINGLE FAM – 100% - 2022 Heated Area: 3488 HX Base Yr



95268 TANGLEWOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,851
TOTAL MARKET OB/XF VALUE		3,425
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		442,276
SOH/AGL Deduction		0
ASSESSED VALUE		442,276
TOTAL EXEMPTION VALUE	13	442,276
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		442,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003766	CO ISSUED	0	04/27/2017
B1633464	NEW CONSTR	418,386	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2504/1744	10/12/2021	WD	Q	I	01	500,000
GRANTOR: DUTY WILLIAM L & GLEN						
GRANTEE: MELENDEZ KRIS S & P						
2117/0613	4/28/2017	WD	Q	I	01	326,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DUTY WILLIAM L & GL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W12 S10 BAS=[YR=2017] W27 S36 FGR=[YR=2017] S20 E21 FOP=[YR=2017] E18 N8 W18 S8$ N22 W7 S2 W14$ E14 N2 E7 S14 E18 N48 W12$ E12 N10$ PTR=[YR=2017] E30 FUS=[YR=2017] E39 S12 W10 S8 E10 S28 W12 N13 W6 S21 W21 N56$ 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	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	100	2017	2017	3	97	3,425	

LAND DESCRIPTION

TOTAL OB/XF 3,425

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