

LOT 78  
IN OR 2158/788  
TIMBERLAKE PHASE 2 PBK 8/147

JOHNSON STEPHEN & SHELBY  
95280 TANGLEWOOD DR  
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0078-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                            |                      | MARKET ADJUSTMENTS                    |             |                |                |             |                |           |          |             |         |                       |                   | NASSAU COUNTY PROPERTY |                             |      |         |      |     |    |        |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------|----------------------|---------------------------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|-----------------------|-------------------|------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                       | MDL                  | EFF. AREA                             | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 4         |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Exterior Wall                                                                                                                               | 10               | ABOVE AVG 100  | 0100                       | 01                   | 2,120                                 | 117.5118    | 106.05         | 224,826        | 2017        | 2017           | 0         | 0        | 2.00        | 98.00   | VALUATION BY STANDARD |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2018 |                      |                                       |             |                |                |             |                |           |          |             |         |                       | Heated Area: 1846 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                            |                      |                                       |             |                |                |             |                |           |          |             |         |                       | HX Base Yr 2018   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                            |                      |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 60      |                            |                      |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                               | 11               | CLAY TILE 40   |                            |                      |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                            |                      |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                            |                      |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 4 100          |                            |                      |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100          |                            |                      |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 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                                                                                                                                         | 1,846            | 100            | 1,846                      | 191,853              |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FGR                                                                                                                                         | 396              | 55             | 218                        | 22,657               |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                         | 66               | 30             | 20                         | 2,079                |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                         | 120              | 30             | 36                         | 3,742                |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 2,428                      | 2,120                | 220,329                               |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                            |                      | 95280 TANGLEWOOD DR, FERNANDINA BEACH |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| L N                                                                                                                                         | 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           | 567.00         | SF             | 5.20        | 5.20           | 100       | 2017     | 2017        | 3       | 97                    | 2,860             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 2                                                                                                                                           | 0462             | ST/AL FNC      | 0                          | 100                  | 120                                   | 0           | 480.00         | SF             | 10.00       | 10.00          | 100       | 2017     | 2017        | 3       | 87                    | 4,176             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 3                                                                                                                                           | 0463             | FENCE GATE     | 0                          | 100                  | 0                                     | 0           | 1.00           | UT             | 300.00      | 300.00         | 100       | 2017     | 2017        | 3       | 94                    | 282               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 4                                                                                                                                           | 0476             | VF 6 SBPL      | 0                          | 100                  | 0                                     | 0           | 60.00          | LF             | 32.00       | 32.00          | 100       | 2017     | 2017        | 3       | 94                    | 1,805             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 5                                                                                                                                           | 0470             | VNYL GATE      | 0                          | 100                  | 0                                     | 0           | 1.00           | UT             | 300.00      | 300.00         | 100       | 2017     | 2017        | 3       | 94                    | 282               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                            |                      |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION       | CAP                  | R D                                   | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH 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 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 |                  |                |                            |                      |                                       |             |                |                |             |                |           |          |             |         |                       |                   |                        |                             |      |         |      |     |    |        |  |  |  |  |