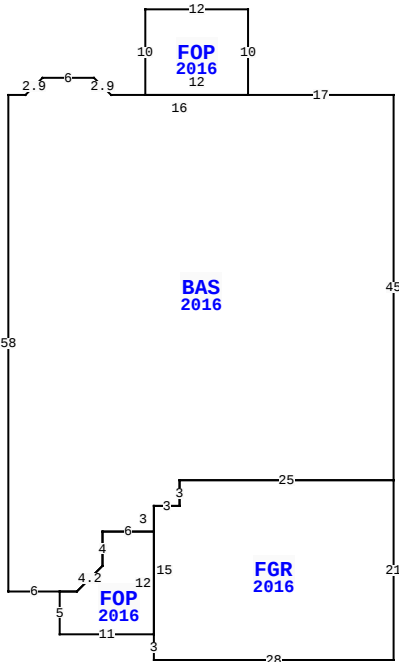


KELLER CARL S & IRIS T
95277 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2023



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	EFF.	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 70		0100	01	2,610	112.2912	101.34	264,497	2016	2016	0	0	0	2.50	97.50	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2017													Heated Area: 2225		HX Base Yr 2017									
Roof Cover		03	COMP SHNGL 100															Tax Group: 4		Tax Dist:									
Interior Wall		05	DRYWALL 100															257,885											
Interior Floo		11	CLAY TILE 50															4,224											
Interior Floo		14	CARPET 50															75,000											
Air Condition		03	CENTRAL 100															337,109											
Heating Type		04	AIR DUCTED 100															115,542											
Bedrooms			4 100															221,567											
Bathrooms			2 100															55,000											
Frame		02	WOOD FRAME 100															166,567											
Stories		1.	1. 100															337,109											
Units			0 100		0																								
Occupancy		00	NONE 100		INCOME VALUE		PREVIOUS YEAR MKT VALUE										293,304												
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	2,225	100	2,225	219,845																									
FGR	579	55	318	31,420																									
FOP	102	30	31	3,063																									
FOP	120	30	36	3,557																									
TOTALS		3,026		2,610	257,885																								
EXTRA FEATURES					95277 TANGLEWOOD DR, FERNANDINA BEACH																								
					BLD DATE										LGL DATE														
					XF DATE										LAND DATE														
					INC DATE										AG DATE														
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	800.00	SF	5.20	5.20	100	2016	2016	3	97	4,035														
2	0810	CONCRETE A	0 100	0	0	30.00	SF	6.50	6.50	100	2016	2016	3	97	189														