

LOT 82
IN OR 2518/787
TIMBERLAKE PHASE 2 PBK 8/147

WATSON ALEXANDER G & KILEY
95271 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 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	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
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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	1,852	100	1,852	185,807
FGR	396	55	218	21,871
FOP	66	30	20	2,007
FSP	120	40	48	4,816

TOTALS	2,434	2,138	214,500
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	704.00	SF	5.20	5.20	100	2016
2	0810	CONCRETE A	0 100	0	0	30.00	SF	6.50	6.50	100	2016
3	0476	VF 6 SBPL	0 100	0	0	160.00	LF	32.00	32.00	100	2017
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

REVIEW DATE	01/11/2023	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,138	114.0132	102.90	220,000	2016	2016	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2022											
Heated Area: 1852											
HX Base Yr 2022											

95271 TANGLEWOOD DR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
214,500											
TOTAL MARKET OB/XF VALUE											
8,835											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
298,335											
SOH/AGL Deduction											
82,654											
ASSESSED VALUE											
215,681											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
165,681											
TOTAL JUST VALUE											
298,335											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
257,851											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632163	CO ISSUED	0	01/06/2017
B1632163	NEW CONSTR	224,191	04/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE
2518/0787	11/29/2021	WD	Q	I	01	360,000
GRANTOR: POWELL ERIC M & ELISA						
GRANTEE: WATSON ALEXANDER G						
2096/0299	1/20/2017	SW	Q	I	01	225,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POWELL ERIC M & ELI						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2019] W12 S10 BAS=[YR=2016] W27 S57 E6 N1 E5											
FOP=[YR=2016] S3 E8 FGR=[YR=2016] S2 E20 N19 W6 N2 W10 S3 W4											
S16\$ N10 W6 S7 W2\$ E2 N7 E6 N6 E4 N3 E10 S2 E6 N42 W12\$ E12											
N10\$.											