LOT 84
TIMBERLAKE PHASE 2 PBK 8/147

MALANDRINO JOHN/WALKER JOANNE L
95259 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

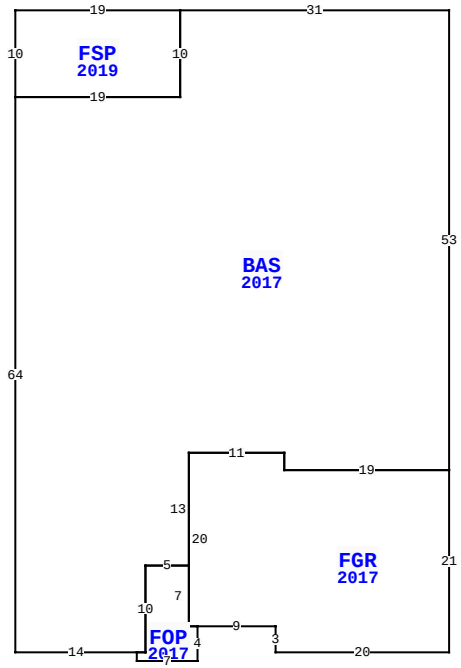
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,808	100	2,808	281,858
FGR	622	55	342	34,329
FOP	60	30	18	1,807
FSP	190	40	76	7,628
TOTALS	3,680		3,244	325,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,244	113.6016	102.53	332,607	2017	2017	0	0	0	2.10	97.90

1 SINGLE FAM – 100% - 2021 Heated Area: 2808 HX Base Yr 2021



95259 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		325,622
TOTAL MARKET OB/XF VALUE		10,028
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		410,650
SOH/AGL Deduction		114,160
ASSESSED VALUE		296,490
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,490
TOTAL JUST VALUE		410,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002437	CO ISSUED	0	03/23/2017
B1633055	NEW CONSTR	349,089	09/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/0675	4/27/2020	WD	Q	I	02	340,900
GRANTOR: BLEY DAVID A & CAROL						
GRANTEE: MALANDRINO JOHN & J						
2113/1183	4/11/2017	WD	Q	I	02	321,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BLEY DAVID A & CARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W31 FSP=[YR=2019] W19 S10 E19 N10$ S10 W19 S64 E14 FOP=[YR=2017] S1 E7 N4 FGR=[YR=2017] E9 S3 E20 N21 W19 N2 W11 S20 E1$ W1 N7 W5 S10 W1$ E1 N10 E5 N13 E11 S2 E19 N53$.

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	978.00	SF	5.20	5.20	100	2017	2017	3	97	4,933	
2	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2017	2017	3	94	4,813	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 10,028

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	000100	C	SFR	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