LOT 86
IN OR 2074/847
TIMBERLAKE PHASE 2 PBK 8/147

SUTTON KAREN B
95247 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0086-0000

BUILDING CHARACTERISTICS

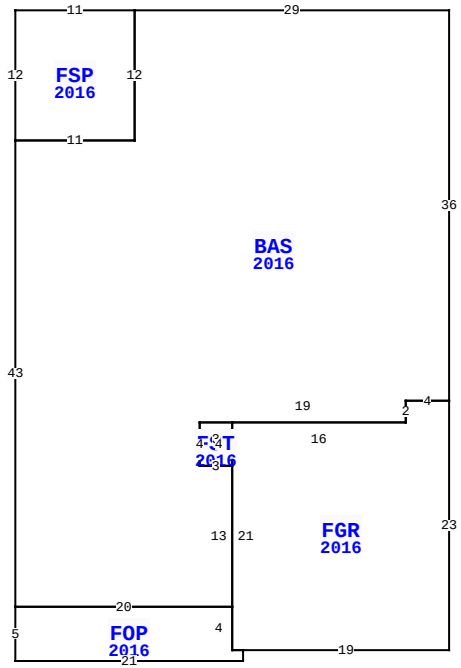
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,708	100	1,708	178,345
FGR	428	55	235	24,538
FOP	101	30	30	3,133
FSP	132	40	53	5,534
FST	12	55	7	731
TOTALS	2,381		2,033	212,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,033	118.8495	107.26	218,060	2016	2016	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1708 HX Base Yr 2017



95247 TANGLEWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,281
TOTAL MARKET OB/XF VALUE		2,977
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		290,258
SOH/AGL Deduction		134,150
ASSESSED VALUE		156,108
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,108
TOTAL JUST VALUE		290,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632159	NEW CONSTR	216,456	04/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/0847	9/23/2016	SW	Q	I	01	215,200

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SUTTON KAREN B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 FSP=[YR=2016] W11 S12 E11 N12$ S12 W11 S43 FOP=[YR=2016] S5 E21 N1 FGR=[YR=2016] E19 N23 W4 S2 W16 FST=[YR=2016] W3 S4 E3 N4$ S21 E1$ W1 N4 W20$ E20 N13 W3 N4 E19 N2 E4 N36$.

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	564.00	SF	5.20	5.20	100	2016	2016	3	97	2,845	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2016	2016	3	97	132	

LAND DESCRIPTION

TOTAL OB/XF 2,977

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS