

LOT 89
IN OR 2071/441
TIMBERLAKE PHASE 2 PBK 8/147

CAMILLERI DOUGLAS
95229 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0089-0000



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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

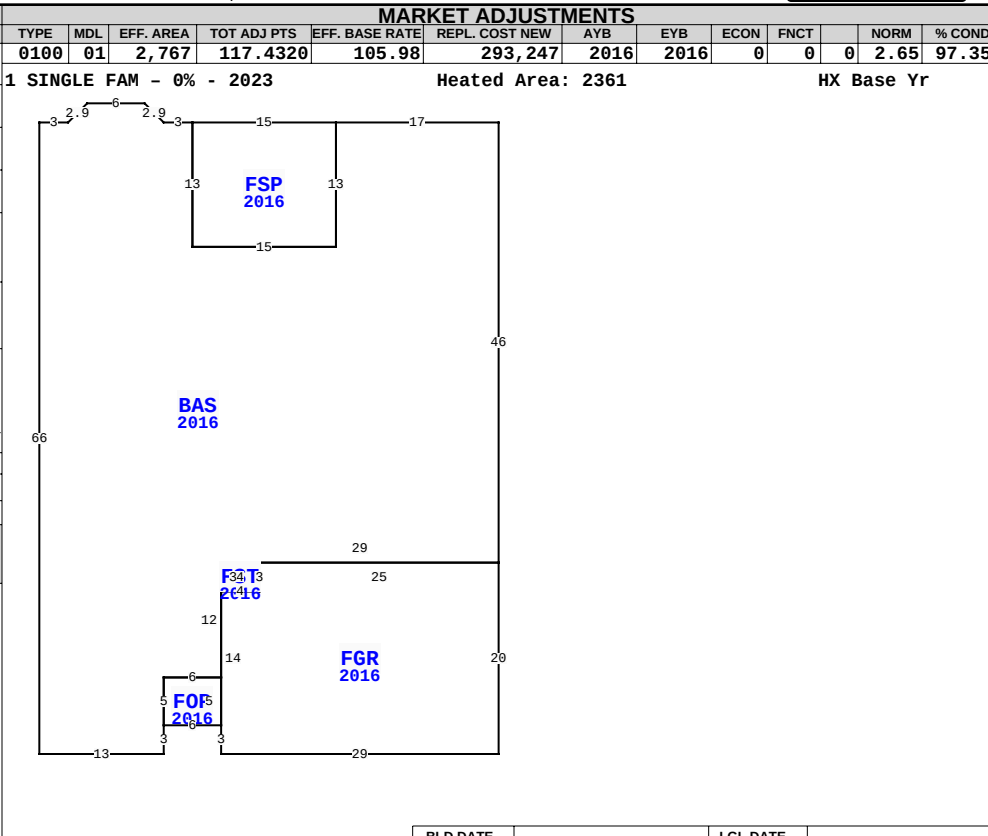
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100	2,361	243,588
FGR	568	55	312	32,190
FOP	30	30	9	929
FSP	195	40	78	8,047
FST	12	55	7	722
TOTALS	3,166		2,767	285,476

EXTRA FEATURES

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	0	0	0	917.00	UT	5.20	5.20	100	2016	2016	3	97	4,625	
2	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	100	2016	2016	3	97	189	
3	0476	VF 6 SBPL	0	0	0	0	180.00	LF	32.00	32.00	100	2017	2017	3	94	5,414	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	

LAND DESCRIPTION			TOTAL OB/XF 10,792													
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



95229 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				285,476			
TOTAL MARKET OB/XF VALUE				10,792			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				371,268			
SOH/AGL Deduction				0			
ASSESSED VALUE				371,268			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				371,268			
TOTAL JUST VALUE				371,268			
NCON VALUE				296,268			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				321,275			