



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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

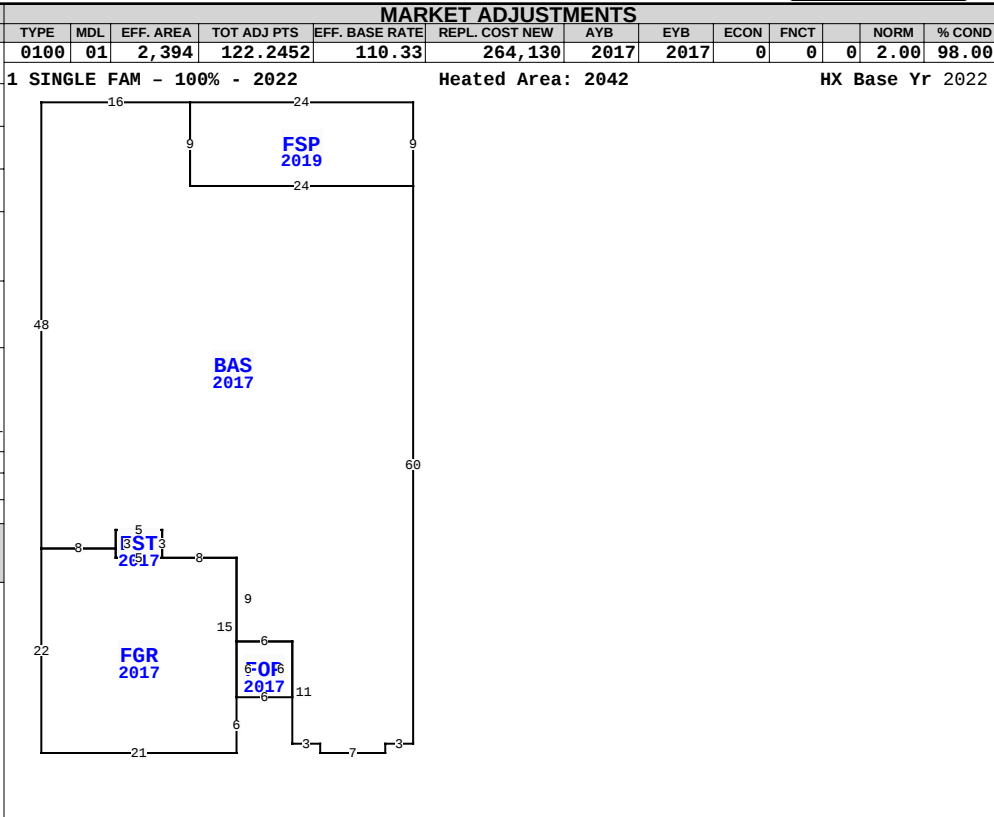
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	2,042	220,788
FGR	449	55	247	26,707
FOP	36	30	11	1,190
FSP	216	40	86	9,298
FST	15	55	8	865

TOTALS 2,758 2,394 258,847

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	548.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	140	0	560.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	



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

95201 TANGLEWOOD DR, FERNANDINA BEACH

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	548.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	140	0	560.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
258,847											
TOTAL MARKET OB/XF VALUE											
8,089											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
341,936											
SOH/AGL Deduction											
37,076											
ASSESSED VALUE											
304,860											
TOTAL EXEMPTION VALUE											
HX HB SX											
100,000											
BASE TAXABLE VALUE											
204,860											
TOTAL JUST VALUE											
341,936											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
295,981											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011228	CO ISSUED	0	12/18/2017
17007159	NEW CONSTR	256,762	08/08/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2419/1747	12/21/2020	WD	Q	I	01	307,900	
GRANTOR:HERNANDEZ KELVIS & MA							
GRANTEE:MEEKS JOHN OTIS & R							
2178/0966	2/16/2018	SW	Q	I	01	260,000	
GRANTOR: D R HORTON INC JACKSO							
GRANTEE:HERNANDEZ KELVIS &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2019] W24 BAS=[YR=2017] W16 S48 FGR=[YR=2017] S22 E21 N6 FOP=[YR=2017] E6 N6 W6 S6\$ N15 W8 FST=[YR=2017] N3 W5 S3 E5\$ W5 N1 W8\$ E8 N2 E5 S3 E8 S9 E6 S11 E3 S1 E7 N1 E3 N60 W24 N9\$ S9 E24 N9\$.											