LOT 112
TIMBERLAKE PHASE 1 PBK 8/95

LANOUE MARY ANN & MATTHEW JAMES
5 ORION AVENUE
GROTON, CT 06340

2023

29-2N-28-0100-0112-0000

BUILDING CHARACTERISTICS

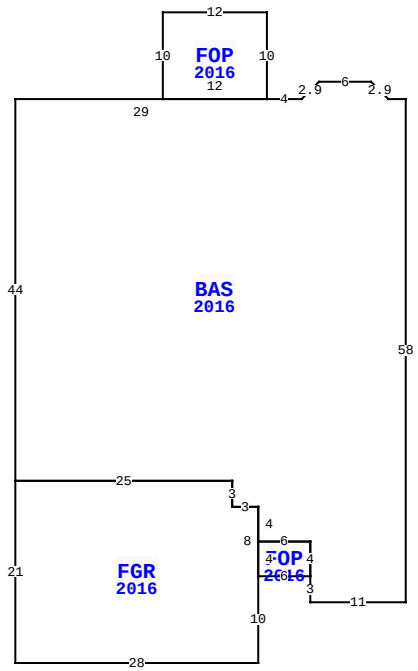
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100	2,201	218,703
FGR	579	55	318	31,598
FOP	24	30	7	695
FOP	120	30	36	3,578
TOTALS	2,924		2,562	254,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,562	113.0976	102.07	261,503	2016	2016	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2023 Heated Area: 2201 HX Base Yr 2023



95212 TANGLEWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,573
TOTAL MARKET OB/XF VALUE		4,794
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		334,367
SOH/AGL Deduction		0
ASSESSED VALUE		334,367
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		284,367
TOTAL JUST VALUE		334,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631801	NEW CONSTR	277,398	02/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1615	1/12/2022	WD	Q	I	01	399,900
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: LANOUE MARY ANN & M						
2519/0868	11/10/2021	WD	U	I	37	377,000
GRANTOR: MUNTZ GARY & DONNA						
GRANTEE: OP SPE TPA1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W2 U2 L2 W6 D2 L2 W4 FOP=[YR=2016] N10 W12 S10 E12$ W29 S44 FGR=[YR=2016] S21 E28 N10 FOP=[YR=2016] E6 N4 W6 S4$ N8 W3 N3 W25$ E25 S3 E3 S4 E6 S4 S3 E11 N58$.

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	883.00	SF	5.20	5.20	100	2016	2016	3	97	4,454	
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2016	2016	3	97	340	

LAND DESCRIPTION

TOTAL OB/XF 4,794

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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS