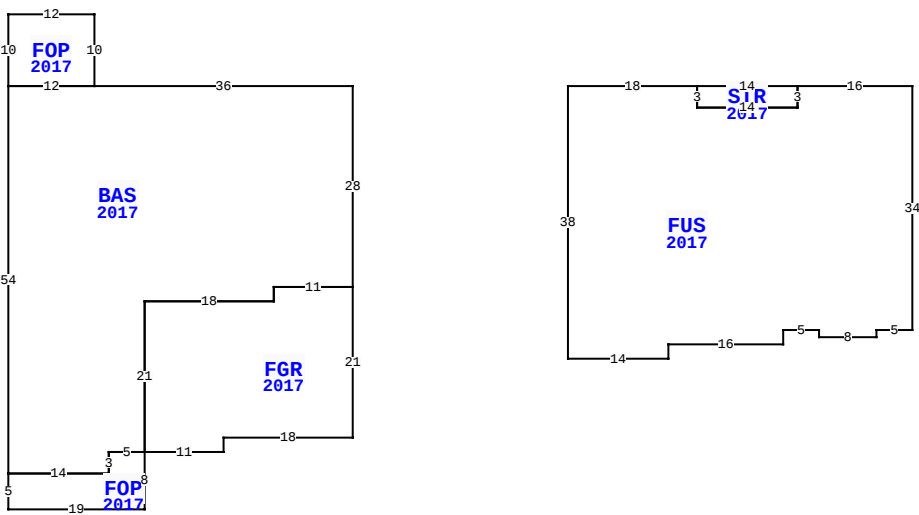


PHILIPPS RYAN T & CATHERINE L
95238 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	10	ABOVE AVG	100	
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		3.5	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	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	1,859	100	1,859	184,679
FGR	595	55	327	32,485
FOP	110	30	33	3,278
FUS	120	30	36	3,576
FUS	1,686	100	1,686	167,492
STR	42	10	4	398
TOTALS		4,412	3,945	391,907

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND				
0100	01	3,945	107.2575	101.89	401,956	2017	2017	0	0	0	2.50	97.50				
1 SINGLE FAM - 100% - 2021													Heated Area: 3545		HX Base Yr 2021	
																

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					391,907				
TOTAL MARKET OB/XF VALUE					50,089				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					516,996				
SOH/AGL Deduction					141,829				
ASSESSED VALUE					375,167				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					325,167				
TOTAL JUST VALUE					516,996				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					500,994				