

LOT 73
IN OR 2120/910
TIMBERLAKE PHASE 2 PBK 8/147

CALLERY DANIEL P & CAROL P
95244 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0073-0000



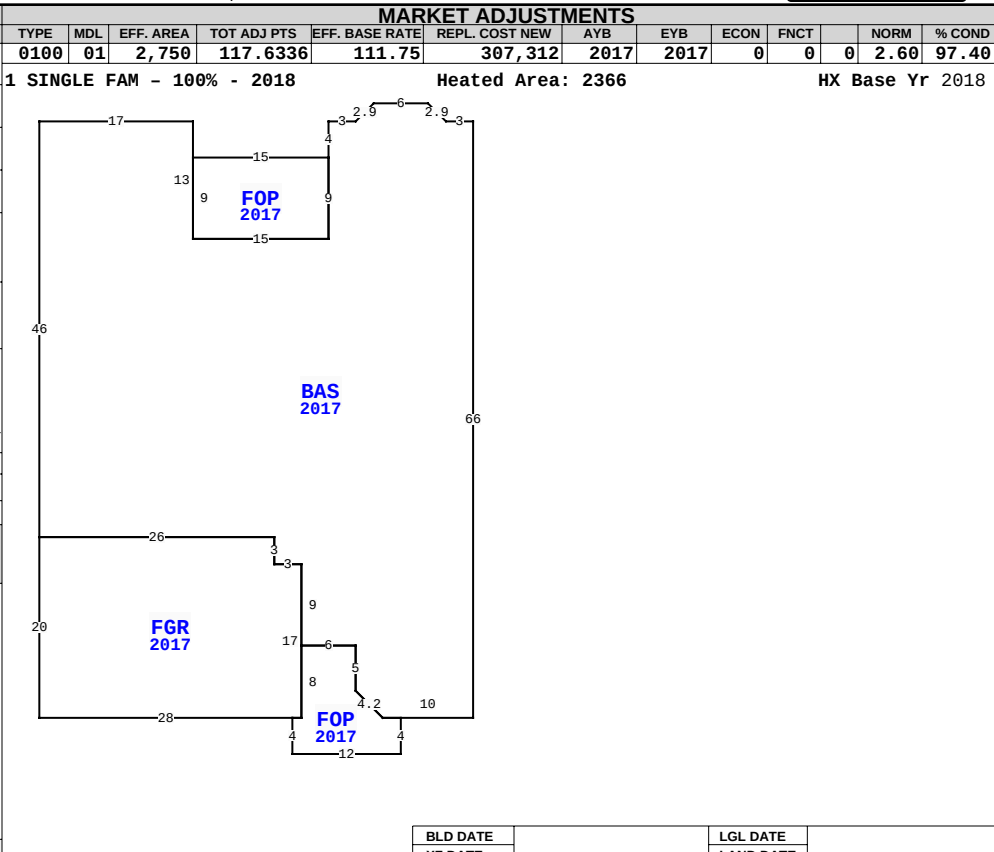
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,366	100	2,366	257,527
FGR	571	55	314	34,178
FOP	101	30	30	3,266
FOP	135	30	40	4,354
TOTALS	3,173		2,750	299,322

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,046.00	SF	4.00	4.00	
2	0911	SCRN RM A	0	100	0	0	792.00	SF	17.50	17.50	
3	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	588.00	SF	10.00	10.00	

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		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
38,875											

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38,875											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 299,322											
TOTAL MARKET OB/XF VALUE 38,875											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 413,197											
SOH/AGL Deduction 136,196											
ASSESSED VALUE 277,001											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 227,001											
TOTAL JUST VALUE 413,197											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 400,909											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801153	SCRN ENCLSRE	20,067	02/01/2018
17010679	SWIM POOL	25,000	12/01/2017
17003428	CO ISSUED	0	04/19/2017
B1633376	NEW CONSTR	298,144	11/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2120/0910	5/15/2017	SW	Q	I	02	289,900

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CALLERY DANIEL P &

BUILDING DIMENSIONS											
BAS=[YR=2017] W3 U2 L2 W6 D2 L2 W3 S4 FOP=[YR=2017] W15 S9 E15 N9\$ S9 W15 N13 W17 S46 FGR=[YR=2017] S20 E28 FOP=[YR=2017] S4 E12 N4 W2 U3 L3 N5 W6 S8 W1\$ E1 N17 W3 N3 W26\$ E26 S3 E3 S9 E6 S5 D3 R3 E10 N66\$.											