

LOT 74
IN OR 2107/642
TIMBERLAKE PHASE 2 PBK 8/147

GRIFFETH RANDALL & JOANNE
95250 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4144.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2,346	233,118
FGR	580	55	319	31,698
FOP	30	30	9	894
FSP	210	40	84	8,347
FUS	560	100	560	55,646
PTO	210	5	10	994

TOTALS	3,936		3,328	330,697
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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	905.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	
3	0462	ST/AL FNC	0	100	70	0	280.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	
6	0470	VNYL 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	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	07/31/2020	BY	KWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,328	107.9988	102.60	341,453	2016	2016	0	0	0	3.15	96.85	
1 SINGLE FAM - 100% - 2018 Heated Area: 2906 HX Base Yr 2018													

95250 TANGLEWOOD DR, FERNANDINA BEACH

TOTAL OB/XF													
10,866													

TOTAL OB/XF													
10,866													

Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		330,697	
TOTAL MARKET OB/XF VALUE		10,866	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		416,563	
SOH/AGL Deduction		141,656	
ASSESSED VALUE		274,907	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		224,907	
TOTAL JUST VALUE		416,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,866	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632157	CO ISSUED	0	02/23/2017
B1632157	NEW CONSTR	348,690	04/25/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2107/0642	3/14/2017	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: GRIFFETH RANDALL &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2016] W3 U2 L2 W6 D2 L2 PTO=[YR=2019] N10 W21 S10 E21\$ W3 FSP=[YR=2019] W15 S14 E15 N14\$ S14 W15 N14 W17 S46 FGR=[YR=2016] S20 E29 N3 FOP=[YR=2016] E6 N5 W6 S5\$ N17 W29\$ E29 S12 E6 S8 E13 N66 \$ PTR=E15 FUS=[YR=2016] E20 S28 W20 N28\$ W15\$.					