

MELLENDEZ KRIS S & PRISCILLA
95268 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 80		
Exterior Wall	16	WD FR STUC 20		
Roof Structure	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		5 100		
Bathrooms		3.5 100		
Frame Stories	02	WOOD FRAME 100		
Units	2.	2. 100		
Occupancy	00	0 100		
		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	1,606	100	1,606	160,789
FGR	434	55	239	23,928
FOP	120	30	36	3,604
FOP	144	30	43	4,305
FUS	1,882	100	1,882	188,421
TOTALS	4,186		3,806	381,047

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,806	108.2025	102.79	391,219	2017	2017	0	0	0	2.60	97.40

1 SINGLE FAM - 100% - 2022

Heated Area: 3488

HX Base Yr

FOP
2017

BAS
2017

FGR
2017

FOP
2017

FUS
2017

VALUATION BY	STANDARD
Tax Group: 4	
Tax Dist:	
BUILDING MARKET VALUE	381,047
TOTAL MARKET OB/XF VALUE	3,425
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	459,472
SOH/AGL Deduction	3,928
ASSESSED VALUE	455,544
TOTAL EXEMPTION VALUE	13
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	459,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003766	CO ISSUED	0	04/27/2017
B1633464	NEW CONSTR	418,386	11/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/1744	10/12/2021	WD	Q	I	01	500,000
GRANTOR: DUTY WILLIAM L & GLEN						
GRANTEE: MELENDEZ KRIS S & P						
2117/0613	4/28/2017	WD	Q	I	01	326,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DUTY WILLIAM L & GL						

BUILDING NOTES												
BUILDING DIMENSIONS												
FOP=[YR=2017] W12 S10 BAS=[YR=2017] W27 S36 FGR=[YR=2017] S20 E21 FOP=[YR=2017] E18 N8 W18 S8\$ N22 W7 S2 W14\$ E14 N2 E7 S14 E18 N48 W12\$ E12 N10\$ PTR=[YR=2017] E30 FUS=[YR=2017] E39 S12 W10 S8 E10 S28 W12 N13 W6 S21 W21 N56\$ W30\$.												

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,806	108.2025	102.79	391,219	2017	2017	0	0	0	2.60	97.40

1 SINGLE FAM - 100% - 2022

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HX Base Yr

FOP
2017

BAS
2017

FGR
2017

FOP
2017

FUS
2017

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

L N	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	679.00	SF	5.20	5.20	100	2017	2017	3	97	3,425	

TOTAL OB/XF										3,425														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE	05/31/2024	BY	KBA	Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000	PRINTED 08/06/2024 BY SYS
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