



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 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	4	100
Bathrooms	2.5	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	1,266	100	1,266	129,779
FGR	414	55	228	23,373
FOP	72	30	22	2,255
FOP	120	30	36	3,690
FUS	995	100	995	101,999
STR	77	10	8	820

TOTALS	2,944		2,555	261,917
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	261.00	LF	32.00	32.00	
4	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	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,555	110.6784	105.14	268,633	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2261 HX Base Yr											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

95286 TANGLEWOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		261,917	
TOTAL MARKET OB/XF VALUE		11,175	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		348,092	
SOH/AGL Deduction		1,535	
ASSESSED VALUE		346,557	
TOTAL EXEMPTION VALUE	13	346,557	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		348,092	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP159526	CO ISSUED	0	01/31/2017
B1632313	NEW CONSTR	276,990	05/16/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/1502	1/29/2024	WD	Q	I	02	379,900
GRANTOR: DILLON CHAD M & KAITL						
GRANTEE: COTTRILL JESSICA LY						
2098/0250	1/31/2017	SW	Q	I	01	254,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DILLON CHAD M & KAI						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=2017] W12 S10 BAS=[YR=2017] W26 S40 E6 FOP=[YR=2017] S6 E12 FGR=[YR=2017] S2 E20 N22 W7 S2 W13 S18\$ N6 W12\$ E12 N12 E13 N2 E7 N26 W12 \$ E12 N10\$ PTR=E15 FUS=[YR=2017] E38 S32 W20 N8 W7 STR=[YR=2017] W11 N7 E11 S7\$ N7 W11 N17\$ W15\$.											