

LOT 80
IN OR 2115/1577
TIMBERLAKE PHASE 2 PBK 8/147

SKINNER CORY
95283 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0080-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
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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	1,081	100	1,081	114,040
FGR	420	55	231	24,369
FOP	76	30	23	2,427
FOP	100	30	30	3,165
FUS	1,476	100	1,476	155,710
PTO	384	5	19	2,005
STR	44	10	4	422
TOTALS	3,581		2,864	302,138

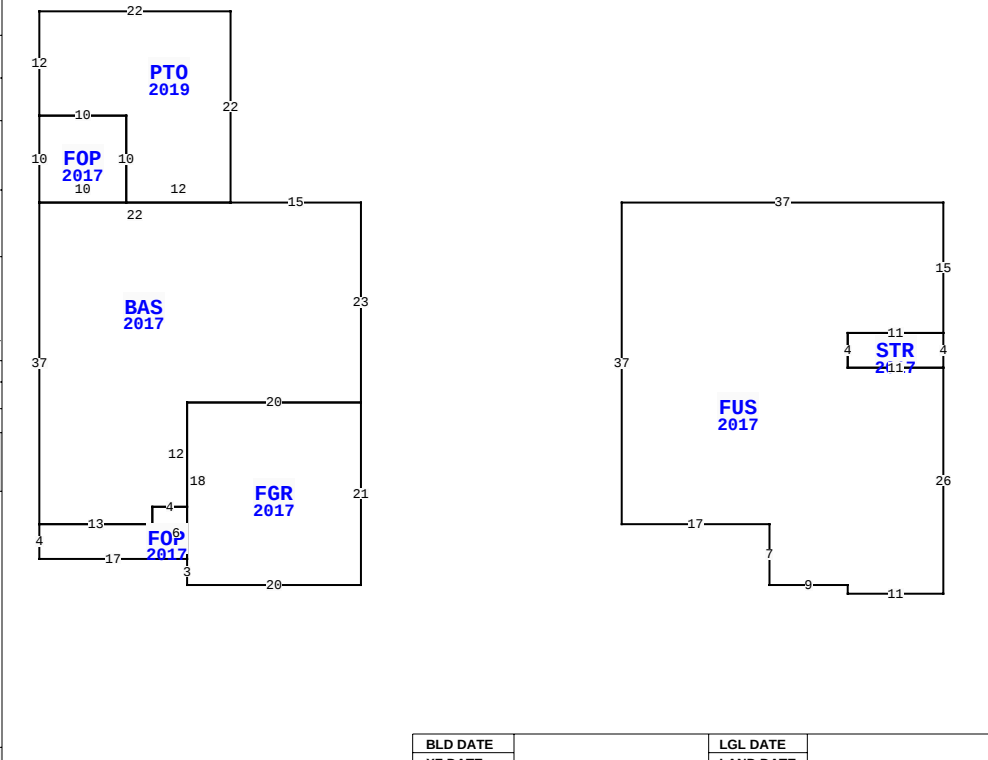
EXTRA FEATURES

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	552.00	SF	5.20	5.20	100	2017	2017	3	97	2,784	
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2017	2017	3	84	3,360	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	
4	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2017	2017	3	92	3,680	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

MARKET ADJUSTMENTS														1 SINGLE FAM - 100% - 2018		Heated Area: 2557		HX Base Yr 2018	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
0100	01	2,864	113.8998	108.20	309,885	2017	2017	0	0	0	2.50	97.50							



95283 TANGLEWOOD DR, FERNANDINA BEACH

TOTAL OB/XF														10,376	
BLD DATE															
XF DATE															
INC DATE															
LGL DATE															
LAND DATE															
AG DATE															

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,138	
TOTAL MARKET OB/XF VALUE		10,376	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		387,514	
SOH/AGL Deduction		131,894	
ASSESSED VALUE		255,620	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		205,620	
TOTAL JUST VALUE		387,514	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003273	CO ISSUED	0	04/13/2017
B1633377	NEW CONSTR	311,778	11/10/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2115/1577	4/21/2017	SW	Q	I	02
SALE PRICE					
295,300					

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SKINNER CORY

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W15 PTO=[YR=2019] N22 W22 S12 FOP=[YR=2017] S10 E10 N10 W10\$ E10 S10 E12\$ W22 S37 FOP=[YR=2017] S4 E17 FGR=[YR=2017] S3 E20 N21 W20 S18\$ N6 W4 S2 W13\$ E13 N2 E4 N12 E20 N23\$ PTR=[YR=2017] E30 FUS=[YR=2017] E37 S15 STR=[YR=2017] S4 W11 N4 E11\$ W11 S4 E11 S26 W11 N1 W9 N7 W17 N37\$ W30\$.