LOT 82
IN OR 2518/787
TIMBERLAKE PHASE 2 PBK 8/147

WATSON ALEXANDER G & KILEY
95271 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0082-0000

BUILDING CHARACTERISTICS

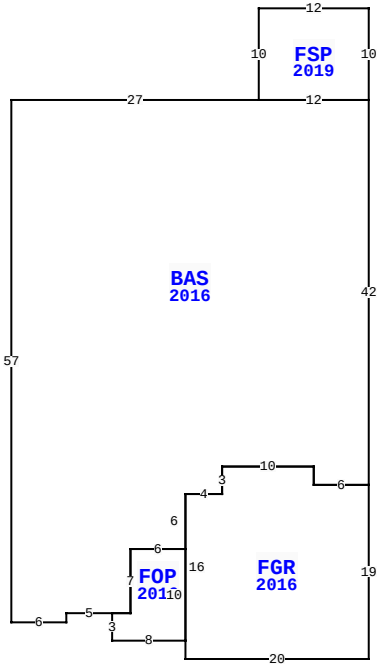
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,852	100	1,852	194,572
FGR	396	55	218	22,904
FOP	66	30	20	2,101
FSP	120	40	48	5,043
TOTALS	2,434		2,138	224,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	114.0132	108.31	231,567	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1852 HX Base Yr 2022



95271 TANGLEWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,620
TOTAL MARKET OB/XF VALUE		8,687
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		308,307
SOH/AGL Deduction		86,156
ASSESSED VALUE		222,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,151
TOTAL JUST VALUE		308,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632163	CO ISSUED	0	01/06/2017
B1632163	NEW CONSTR	224,191	04/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0787	11/29/2021	WD	Q	I	01	360,000
GRANTOR: POWELL ERIC M & ELISA						
GRANTEE: WATSON ALEXANDER G						
2096/0299	1/20/2017	SW	Q	I	01	225,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POWELL ERIC M & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W12 S10 BAS=[YR=2016] W27 S57 E6 N1 E5 FOP=[YR=2016] S3 E8 FGR=[YR=2016] S2 E20 N19 W6 N2 W10 S3 W4 S16$ N10 W6 S7 W2$ E2 N7 E6 N6 E4 N3 E10 S2 E6 N42 W12$ E12 N10$.

EXTRA FEATURES

LN	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	704.00	SF	5.20	5.20	100	2016	2016	3	96	3,514	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2016	2016	3	96	187	
3	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2017	2017	3	92	4,710	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 8,687

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS