



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		05	AVERAGE 70		0100	01	2,096	120.7017	114.67	240,348	2016	2016	0	0	0	3.00	97.00	VALUATION BY						STANDARD												
Exterior Wall		10	ABOVE AVG 30		1 SINGLE FAM - 0% - 2023										Heated Area: 1852					HX Base Yr					Tax Group: 4						Tax Dist:					
Roof Structure		03	GABLE/HIP 100												BUILDING MARKET VALUE										233,138											
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										9,068											
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										75,000											
Interior Floor		11	CLAY TILE 80												TOTAL MARKET VALUE										317,206											
Interior Floor		14	CARPET 20												SOH/AGL Deduction										0											
Air Condition		03	CENTRAL 100												ASSESSED VALUE										317,206											
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										0											
Bedrooms		4	100												BASE TAXABLE VALUE										317,206											
Bathrooms		2	100												TOTAL JUST VALUE										317,206											
Frame		02	WOOD FRAME 100												NCON VALUE										0											
Stories		1.	1. 100												INCOME VALUE																					
Units		0	100												PREVIOUS YEAR MKT VALUE										306,841											
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	205,998																																
FGR	396	55	218	24,248																																
FOP	66	30	20	2,224																																
PTO	130	5	6	667																																
TOTALS		2,444		2,096	233,138																															
EXTRA FEATURES					95241 TANGLEWOOD DR, FERNANDINA BEACH										BLD DATE				LGL DATE																	
															XF DATE				LAND DATE																	
															INC 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	0	0	0	548.00	SF	5.20	5.20	100	2016	2016	3	96	2,736																				
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2016	2016	3	96	168																				
3	0476	VF 6 SBPL	0	0	0	0	200.00	LF	32.00	32.00	100	2017	2017	3	92	5,888																				
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276																				
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