



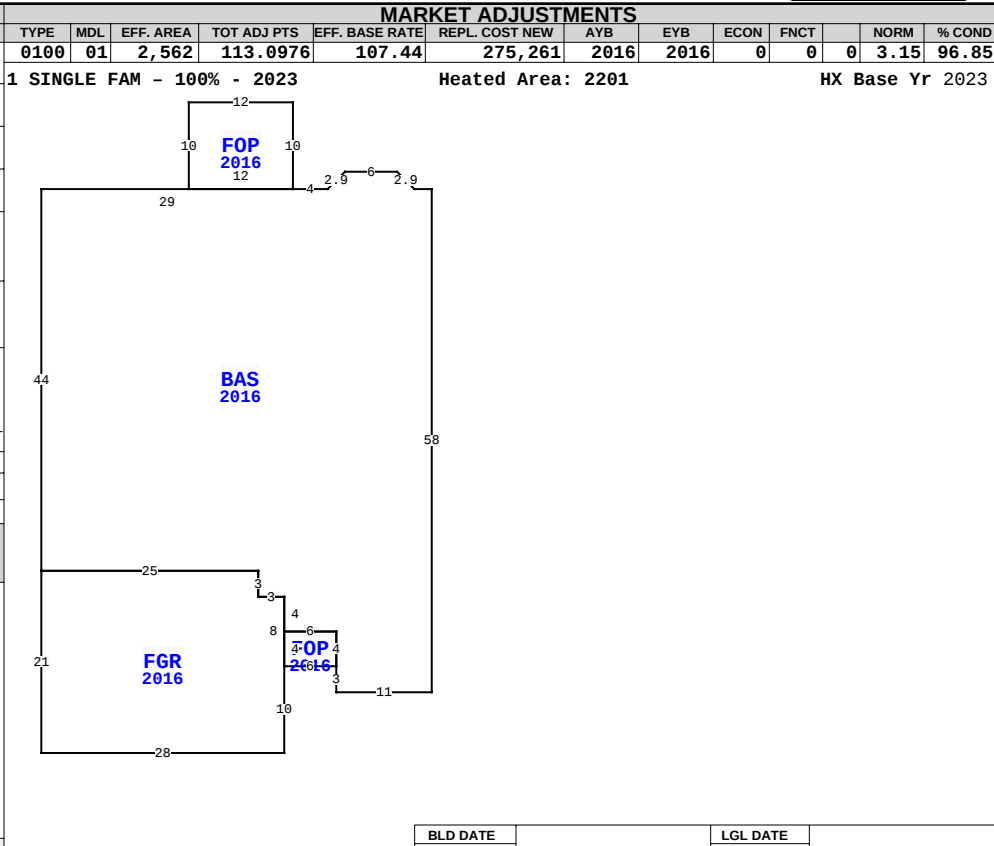
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,201	100	2,201	229,026
FGR	579	55	318	33,090
FOP	24	30	7	728
FOP	120	30	36	3,746
TOTALS	2,924		2,562	266,590

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	883.00	SF	5.20	5.20	100	2016	2016	3	96	4,408	
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2016	2016	3	96	337	

LAND DESCRIPTION			TOTAL OB/XF 4,745														
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
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



95212 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		266,590	
TOTAL MARKET OB/XF VALUE		4,745	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		346,335	
SOH/AGL Deduction		1,937	
ASSESSED VALUE		344,398	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		294,398	
TOTAL JUST VALUE		346,335	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,367	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631801	NEW CONSTR	277,398	02/16/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1615	1/12/2022	WD	Q	I	01	399,900
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: LANOUE MARY ANN & M						
2519/0868	11/10/2021	WD	U	I	37	377,000
GRANTOR: MUNTZ GARY & DONNA						
GRANTEE: OP SPE TPA1 LLC						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2016] W2 U2 L2 W6 D2 L2 W4 FOP=[YR=2016] N10 W12 S10 E12\$ W29 S44 FGR=[YR=2016] S21 E28 N10 FOP=[YR=2016] E6 N4 W6 S4\$ N8 W3 N3 W25\$ E25 S3 E3 S4 E6 S4 S3 E11 N58\$.																