

LOT 71
IN OR 2129/104
TIMBERLAKE PHASE 2 PBK 8/147

GIBSON JOHN M & MELISSA A
95232 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0071-0000



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	PAGE 1 of 1																																										
Exterior Wall	05	AVERAGE 70	0100	01	3,237	105.5240	105.52	341,568	2017	2017	0	0	0	3.15	96.85	VALUATION SUMMARY																																									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2019													Heated Area: 2808													HX Base Yr 2019																												
Roof Structure	03	GABLE/HIP 100														VALUATION BY													STANDARD																												
Roof Cover	03	COMP SHNGL 100														Tax Group: 4													Tax Dist:																												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													330,809																												
Interior Floor	11	CLAY TILE 60														TOTAL MARKET OB/XF VALUE													81,677																												
Interior Floor	14	CARPET 40														TOTAL LAND VALUE - MARKET													85,000																												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													497,486																												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													127,352																												
Bedrooms	04	4 100														ASSESSED VALUE													370,134																												
Bathrooms	04	3.5 100														TOTAL EXEMPTION VALUE													HX HB 50,722																												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													319,412																												
Stories	1.	1. 100	TOTAL JUST VALUE													497,486																																									
Units	0	0 100	NCON VALUE													72,586																																									
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													419,159																												
Quality			03	Quality Level 03																																																					
DOR CODE			0100	SINGLE FAMILY																																																					
MAP NUM			MKT AREA													04																																									
NEIGHBORHOOD/LOC			4144.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																				
BAS	2,808	100	2017	2,808	286,967																																																				
FGR	622	55	2017	342	34,951																																																				
FOP	60	30	2017	18	1,839																																																				
FOP	190	30	2019	57	5,826																																																				
PTO	231	5	2025	12	1,226																																																				
TOTALS			3,911		3,237	330,809																																																			
EXTRA FEATURES						95232 TANGLEWOOD DR, FERNANDINA BEACH													BLD DATE XF DATE INC DATE													LGL DATE LAND DATE AG DATE													04/23/2025 MLU												
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	1,003.00	SF	5.20	5.20	100	2017	2017	3	96	5,007																																									
3	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2017	2017	3	90	5,040																																									
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270																																									
5	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2025	2024		100	34,000																																									
6	0912	SCRN RM G	0	100	0	0	1,500.00	SF	20.00	20.00	100	2025	2024		100	30,000																																									
7	0855	CONC PAVER	0	100	0	0	736.00	SF	10.00	10.00	100	2025	2024		100	7,360																																									
TOTAL OB/XF																		81,677																																							
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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																																								
REVIEW DATE 08/15/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																																									