LOT 73
IN OR 2120/910
TIMBERLAKE PHASE 2 PBK 8/147

CALLERY DANIEL P & CAROL P
95244 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0073-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

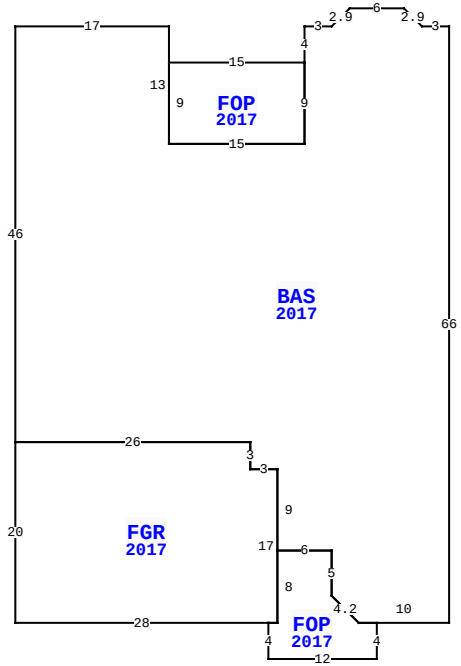
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100	2017	2,366	256,846
FGR	571	55	2017	314	34,087
FOP	101	30	2017	30	3,257
FOP	135	30	2017	40	4,342
TOTALS	3,173			2,750	298,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,750	112.0320	112.03	308,082	2017	2017	0	0	0	3.10	96.90

1 SINGLE FAM – 100% - 2018 Heated Area: 2366 HX Base Yr 2018



95244 TANGLEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
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		298,531
TOTAL MARKET OB/XF VALUE		37,668
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		421,199
SOH/AGL Deduction		136,165
ASSESSED VALUE		285,034
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,312
TOTAL JUST VALUE		421,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801153	SCRN ENCLSRE	20,067	02/01/2018
17010679	SWIM POOL	25,000	12/01/2017
17003428	CO ISSUED	0	04/19/2017
B1633376	NEW CONSTR	298,144	11/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2120/0910	5/15/2017	SW	Q	I	02	289,900

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CALLERY DANIEL P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W3 U2 L2 W6 D2 L2 W3 S4 FOP=[YR=2017] W15 S9 E15 N9$ S9 W15 N13 W17 S46 FGR=[YR=2017] S20 E28 FOP=[YR=2017] S4 E12 N4 W2 U3 L3 N5 W6 S8 W1$ E1 N17 W3 N3 W26$ E26 S3 E3 S9 E6 S5 D3 R3 E10 N66$.

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	0812	CONCRETE C	0	100	0	0	1,046.00	SF	4.00	4.00	100	2017	2017	3	96	4,017	
2	0911	SCRN RM A	0	100	0	0	792.00	SF	17.50	17.50	100	2018	2018	3	78	10,811	
3	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2018	2018	3	84	17,136	
4	0855	CONC PAVER	0	100	0	0	588.00	SF	10.00	10.00	100	2018	2018	3	97	5,704	

LAND DESCRIPTION

TOTAL OB/XF 37,668

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	000134	C	RES POND	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 04/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS