

LOT 74
IN OR 2107/642
TIMBERLAKE PHASE 2 PBK 8/147

GRIFFETH RANDALL & JOANNE
95250 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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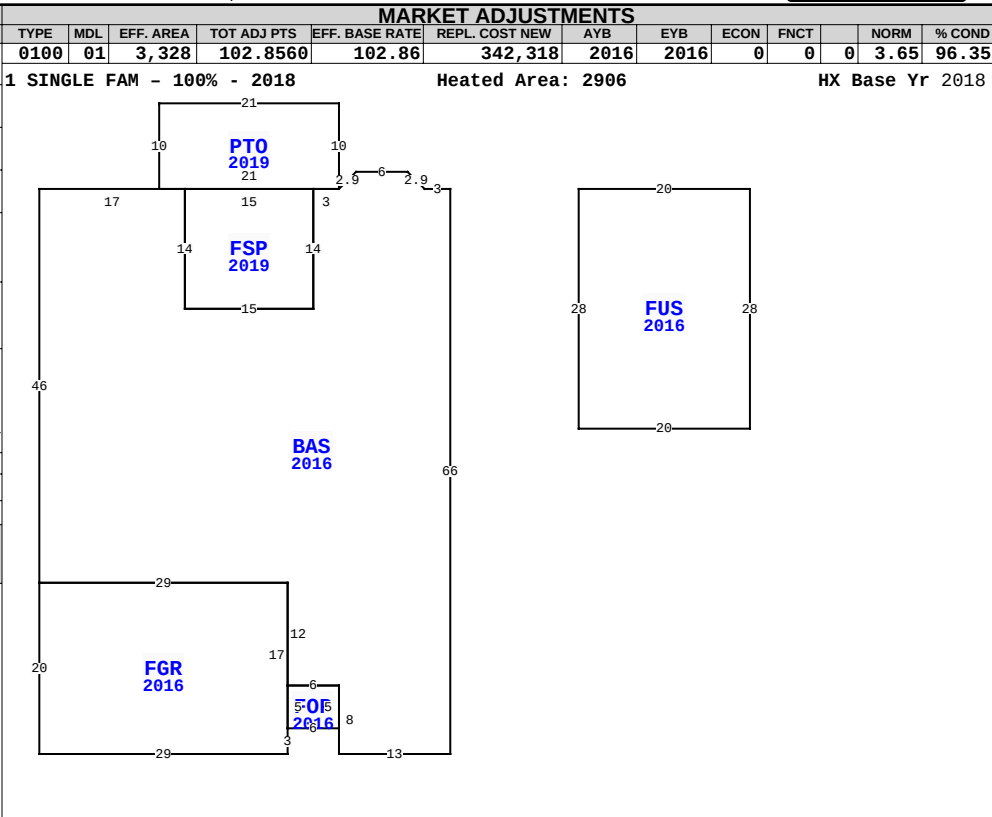
NEIGHBORHOOD/LOC	4144.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2016	2,346	232,502
FGR	580	55	2016	319	31,614
FOP	30	30	2016	9	892
FSP	210	40	2019	84	8,325
FUS	560	100	2016	560	55,500
PTO	210	5	2019	10	991

TOTALS	3,936			3,328	329,823
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	905.00	SF	5.20	5.20	4,471
2	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	204
3	0462	ST/AL FNC	0	100	70	0	280.00	SF	10.00	10.00	2,268
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	270
5	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	3,168
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	270

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	



95250 TANGLEWOOD DR, FERNANDINA BEACH	BLD DATE		LGL DATE	04/23/2025	MLU
	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	100	0	0	905.00	SF	5.20	5.20	100	2016	2016	3	95	4,471	
2	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	2016	2016	3	95	204	
3	0462	ST/AL FNC	0	100	70	0	280.00	SF	10.00	10.00	100	2017	2017	3	81	2,268	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
5	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2017	2017	3	90	3,168	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

TOTAL OB/XF											
10,651											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										329,823	
TOTAL MARKET OB/XF VALUE										10,651	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										425,474	
SOH/AGL Deduction										142,595	
ASSESSED VALUE										282,879	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										232,157	
TOTAL JUST VALUE										425,474	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										416,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632157	CO ISSUED	0	02/23/2017
B1632157	NEW CONSTR	348,690	04/25/2016

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2107/0642	3/14/2017	SW	Q	I	01	300,400					

GRANTOR: D R HORTON INC-JACKSO											
GRANTEE: GRIFFETH RANDALL &											

BUILDING DIMENSIONS											
BAS=[YR=2016] W3 U2 L2 W6 D2 L2 PTO=[YR=2019] N10 W21 S10 E21\$ W3 FSP=[YR=2019] W15 S14 E15 N14\$ S14 W15 N14 W17 S46 FGR=[YR=2016] S20 E29 N3 FOP=[YR=2016] E6 N5 W6 S5\$ N17 W29\$ E29 S12 E6 S8 E13 N66 \$ PTR=E15 FUS=[YR=2016] E20 S28 W20 N28\$ W15\$.											