LOT 76
TIMBERLAKE PHASE 2 PBK 8/147

MELENDEZ KRIS S & PRISCILLA
95268 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0076-0000

BUILDING CHARACTERISTICS

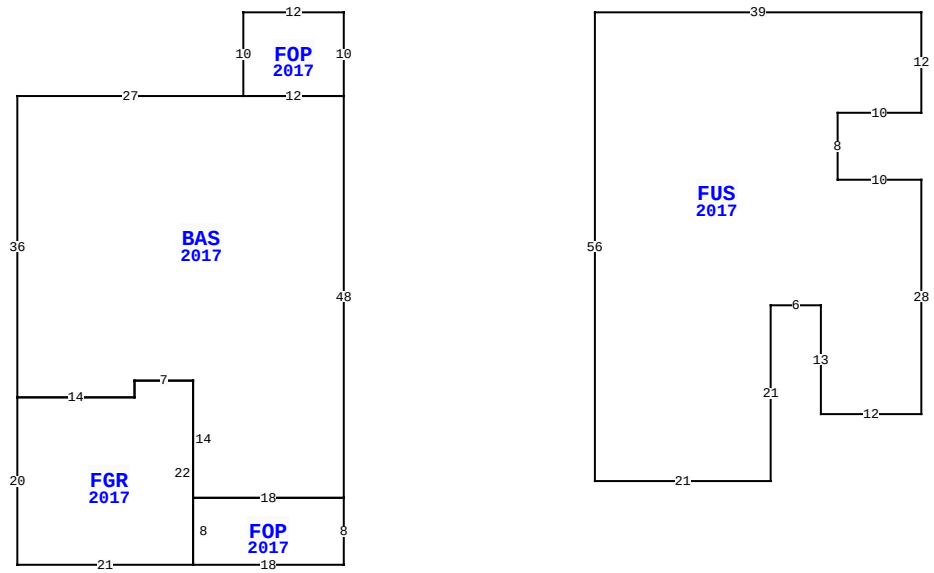
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,606	100	2017	1,606	160,368
FGR	434	55	2017	239	23,866
FOP	120	30	2017	36	3,595
FOP	144	30	2017	43	4,294
FUS	1,882	100	2017	1,882	187,928
TOTALS	4,186			3,806	380,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,806	103.0500	103.05	392,208	2017	2017	0	0	0	3.10	96.90

1 SINGLE FAM – 100% - 2022 Heated Area: 3488 HX Base Yr



95268 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		380,050
TOTAL MARKET OB/XF VALUE		3,390
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		468,440
SOH/AGL Deduction		0
ASSESSED VALUE		468,440
TOTAL EXEMPTION VALUE	13	468,440
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		468,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003766	CO ISSUED	0	04/27/2017
B1633464	NEW CONSTR	418,386	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2504/1744	10/12/2021	WD	Q	I	01	500,000
GRANTOR: DUTY WILLIAM L & GLEN						
GRANTEE: MELENDEZ KRIS S & P						
2117/0613	4/28/2017	WD	Q	I	01	326,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DUTY WILLIAM L & GL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W12 S10 BAS=[YR=2017] W27 S36 FGR=[YR=2017] S20 E21 FOP=[YR=2017] E18 N8 W18 S8$ N22 W7 S2 W14$ E14 N2 E7 S14 E18 N48 W12$ E12 N10$ PTR=[YR=2017] E30 FUS=[YR=2017] E39 S12 W10 S8 E10 S28 W12 N13 W6 S21 W21 N56$ W30$.

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	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	100	2017	2017	3	96	3,390	

LAND DESCRIPTION

TOTAL OB/XF 3,390

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS