LOT 77
IN OR 2140/867
TIMBERLAKE PHASE 2 PBK 8/147

SEPULVEDA NELSON I RIVERA/RIVERA CARMEN J
95274 TANGLWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

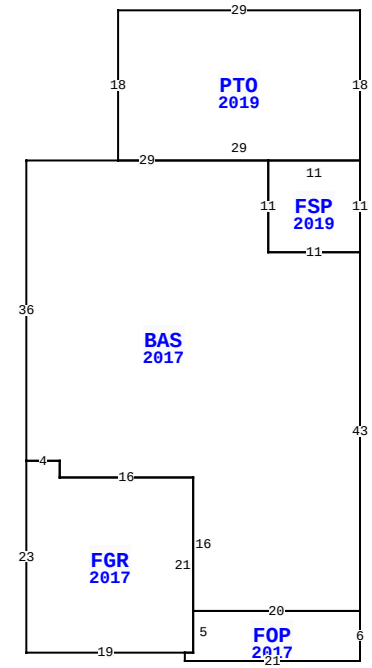
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,711	100	2017	1,711	187,858
FGR	428	55	2017	235	25,802
FOP	121	30	2017	36	3,953
FSP	121	40	2019	48	5,270
PTO	522	5	2019	26	2,855
TOTALS	2,903			2,056	225,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	113.1900	113.19	232,719	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1711 HX Base Yr 2018



95274 TANGLEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,737
TOTAL MARKET OB/XF VALUE		19,654
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		330,391
SOH/AGL Deduction		115,394
ASSESSED VALUE		214,997
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		159,275
TOTAL JUST VALUE		330,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006361	POOL ENCL	23,908	06/14/2019
17006685	CO ISSUED	0	07/26/2017
17002535	NEW CONSTR	218,412	03/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/0867	8/14/2017	SW	Q	I	01	228,200

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: SEPULVEDA NELSON I

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N18 W29 S18 E29$ FSP=[YR=2019] W11
BAS=[YR=2017] W29 S36 FGR=[YR=2017] S23 E19 FOP=[YR=2017]
S1 E21 N6 W20 S5 W1$ E1 N21 W16 N2 W4$ E4 S2 E16 S16 E20 N43
W11 N11$ S11 E11 N11$.

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	567.00	SF	5.20	5.20	100	2017	2017	3	96	2,830	
2	0476	VF 6 SBPL	0	100	0	0	157.00	LF	32.00	32.00	100	2017	2017	3	90	4,522	
3	0462	ST/AL FNC	0	100	0	0	594.00	SF	10.00	10.00	100	2017	2017	3	81	4,811	
4	0911	SCRN RM A	0	100	29	18	522.00	SF	17.50	17.50	100	2019	2019	3	82	7,491	

LAND DESCRIPTION

TOTAL OB/XF 19,654

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 09/26/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS