LOT 78
IN OR 2158/788
TIMBERLAKE PHASE 2 PBK 8/147

JOHNSON STEPHEN & SHELBY
95280 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0078-0000

BUILDING CHARACTERISTICS

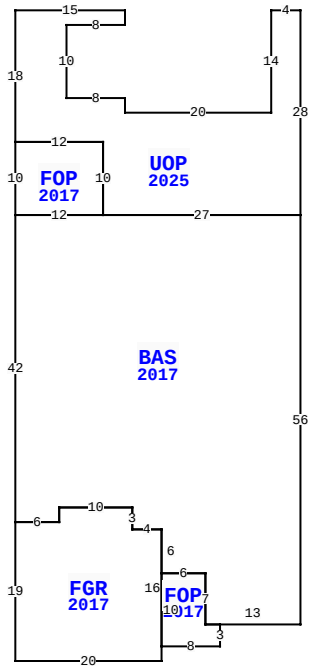
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,846	100	2017	1,846	200,406
FGR	396	55	2017	218	23,667
FOP	66	30	2017	20	2,171
FOP	120	30	2017	36	3,908
UOP	612	20	2025	122	13,244
TOTALS	3,040			2,242	243,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	111.9160	111.92	250,925	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1846 HX Base Yr 2018



95280 TANGLEWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,397
TOTAL MARKET OB/XF VALUE		56,596
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		384,993
SOH/AGL Deduction		110,906
ASSESSED VALUE		274,087
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,365
TOTAL JUST VALUE		384,993
NCON VALUE		60,855
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009982	NEW POOL SCREEN E	12,870	08/28/2024
SP240008717		83,719	07/26/2024
17009866	CO ISSUED	0	11/07/2017
17006010	NEW CONSTR	227,044	07/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/0788	11/15/2017	SW	Q	I	01	254,600

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: JOHNSON STEPHEN & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W27 W12 S42 E6 N2 E10 S3 E4 S6 E6 S7 E13 N56 $
FGR=[YR=2017;ORIG=-39,42] S19 E20 N2 N16 W4 N3 W10 S2 W6 $
FOP=[YR=2017;ORIG=-27,0] N10 W12 S10 E12 $
FOP=[YR=2017;ORIG=-19,59] E8 N3 W2 N7 W6 S10 $
UOP=[YR=2025;ORIG=0,0] W27 N10 W12 N18 E15 S2 W8 S10 E8 S2 E20 N14 E4 S28 $
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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	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2017	2017	3	81	3,888	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
4	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2017	2017	3	90	1,728	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
6	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2025	2024		100	30,600	
7	0911	SCRN RM A	0	100	0	0	972.00	SF	17.50	17.50	100	2025	2024		100	17,010	

LAND DESCRIPTION

TOTAL OB/XF 56,596

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 12/17/2924 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS