LOT 80
IN OR 2115/1577
TIMBERLAKE PHASE 2 PBK 8/147

SKINNER CORY
95283 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0080-0000

BUILDING CHARACTERISTICS

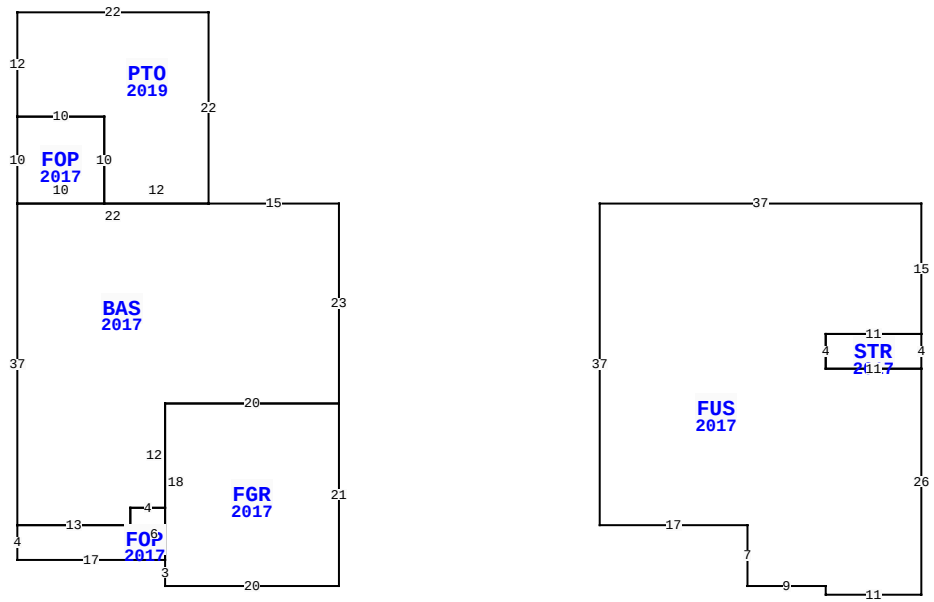
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	1,081	100	2017	1,081	113,749
FGR	420	55	2017	231	24,307
FOP	76	30	2017	23	2,420
FOP	100	30	2017	30	3,156
FUS	1,476	100	2017	1,476	155,313
PTO	384	5	2019	19	1,999
STR	44	10	2017	4	421
TOTALS	3,581			2,864	301,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,864	108.4760	108.48	310,687	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2557 HX Base Yr 2018



95283 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		301,366
TOTAL MARKET OB/XF VALUE		10,136
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,502
SOH/AGL Deduction		133,469
ASSESSED VALUE		263,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		212,311
TOTAL JUST VALUE		396,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003273	CO ISSUED	0	04/13/2017
B1633377	NEW CONSTR	311,778	11/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/1577	4/21/2017	SW	Q	I	02	295,300

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SKINNER CORY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 PTO=[YR=2019] N22 W22 S12 FOP=[YR=2017] S10 E10 N10 W10$ E10 S10 E12$ W22 S37 FOP=[YR=2017] S4 E17 FGR=[YR=2017] S3 E20 N21 W20 S18$ N6 W4 S2 W13$ E13 N2 E4 N12 E20 N23$ PTR=[YR=2017] E30 FUS=[YR=2017] E37 S15 STR=[YR=2017] S4 W11 N4 E11$ W11 S4 E11 S26 W11 N1 W9 N7 W17 N37$ 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	552.00	SF	5.20	5.20	100	2017	2017	3	96	2,756	
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2017	2017	3	81	3,240	
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	125.00	LF	32.00	32.00	100	2017	2017	3	90	3,600	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 10,136

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	000100	C	RES	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 07/31/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS