LOT 81
IN OR 2087/1213
TIMBERLAKE PHASE 2 PBK 8/147

KELLER CARL S & IRIS T
95277 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0081-0000

BUILDING CHARACTERISTICS

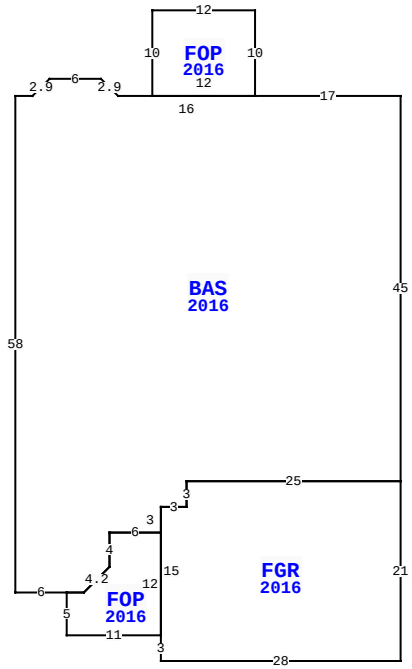
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,225	100	2016	2,225	229,614
FGR	579	55	2016	318	32,817
FOP	102	30	2016	31	3,199
FOP	120	30	2016	36	3,715
TOTALS	3,026			2,610	269,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,610	106.9440	106.94	279,113	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2225 HX Base Yr 2017



95277 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		269,344
TOTAL MARKET OB/XF VALUE		4,137
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		358,481
SOH/AGL Deduction		123,649
ASSESSED VALUE		234,832
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		179,110
TOTAL JUST VALUE		358,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632315	CO ISSUED	0	12/02/2016
B1632315	NEW CONSTR	280,990	05/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2087/1213	12/06/2016	SW	Q	I	01	269,900

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: KELLER CARL S & IRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] N10 W12 S10 E12$ W16 U2 L2 W6 D2 L2 W2 S58 E6 FOP=[YR=2016] S5 E11 FGR=[YR=2016] S3 E28 N21 W25 S3 W3 S15$ N12 W6 S4 D3 L3 W2$ E2 U3 R3 N4 E6 N3 E3 N3 E25 N45$.

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	800.00	SF	5.20	5.20	100	2016	2016	3	95	3,952	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2016	2016	3	95	185	

LAND DESCRIPTION

TOTAL OB/XF 4,137

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS