

LOT 82
IN OR 2518/787
TIMBERLAKE PHASE 2 PBK 8/147

WATSON ALEXANDER G & KILEY
95271 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	1,852	100	2016	1,852	194,052
FGR	396	55	2016	218	22,842
FOP	66	30	2016	20	2,096
FSP	120	40	2019	48	5,030
TOTALS	2,434			2,138	224,019

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,138	108.5840	108.58	232,144	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1852 HX Base Yr 2022											
95271 TANGLEWOOD DR, FERNANDINA BEACH											

TOTAL OB/XF											
8,541											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			224,019
TOTAL MARKET OB/XF VALUE			8,541
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			317,560
SOH/AGL Deduction			88,967
ASSESSED VALUE			228,593
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			177,871
TOTAL JUST VALUE			317,560
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632163	CO ISSUED	0	01/06/2017
B1632163	NEW CONSTR	224,191	04/25/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2518/0787	11/29/2021	WD	Q	I	01	360,000	
GRANTOR: POWELL ERIC M & ELISA							
GRANTEE: WATSON ALEXANDER G							
2096/0299	1/20/2017	SW	Q	I	01	225,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: POWELL ERIC M & ELI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2019] W12 S10 BAS=[YR=2016] W27 S57 E6 N1 E5 FOP=[YR=2016] S3 E8 FGR=[YR=2016] S2 E20 N19 W6 N2 W10 S3 W4 S16\$ N10 W6 S7 W2\$ E2 N7 E6 N6 E4 N3 E10 S2 E6 N42 W12\$ E12 N10\$.											