



| 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 Floo            | 14 | CARPET 60      |
| Interior Floo            | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 3.5 100        |
| 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 |
|---------|--|----------|----|

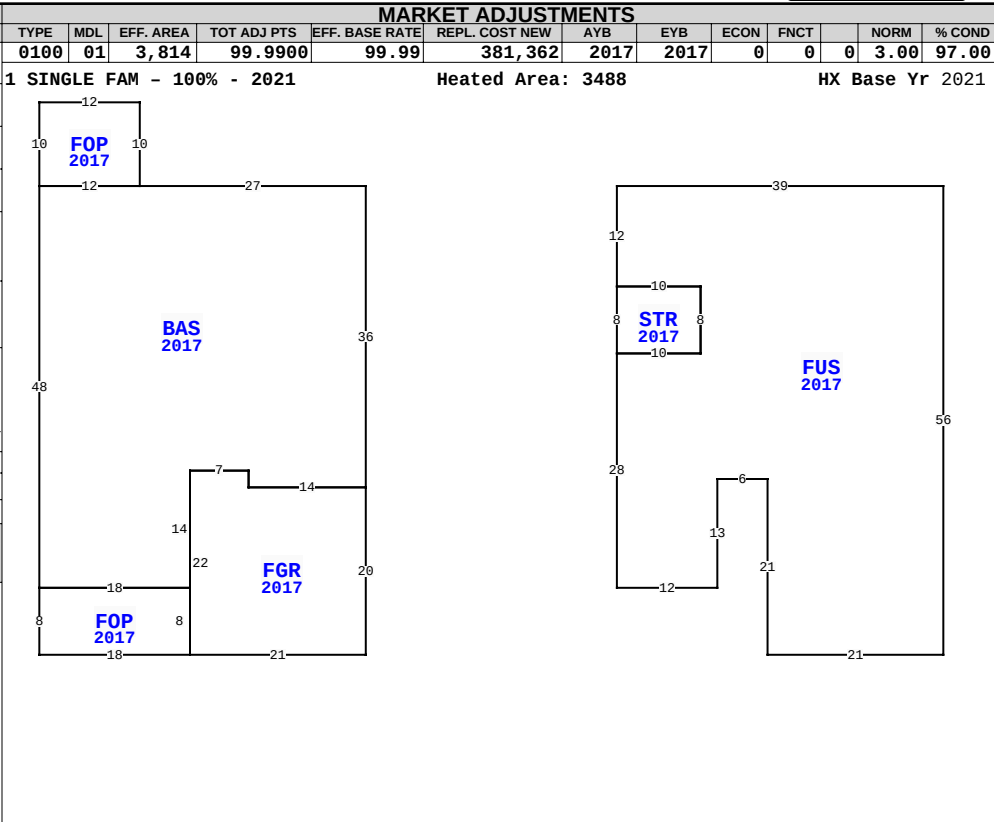
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4144.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,606            | 100         | 2017 | 1,606        | 155,766              |
| FGR       | 434              | 55          | 2017 | 239          | 23,181               |
| FOP       | 120              | 30          | 2017 | 36           | 3,492                |
| FOP       | 144              | 30          | 2017 | 43           | 4,171                |
| FUS       | 1,882            | 100         | 2017 | 1,882        | 182,536              |
| STR       | 80               | 10          | 2017 | 8            | 776                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,266 |  |  | 3,814 | 369,921 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |        |
|----------------|------------|-------------|-----|-----|---|---|----------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R  |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 604.00   | SF | 5.20   |
| 2              | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 98.00    | LF | 32.00  |
| 3              | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 1.00     | UT | 300.00 |
| 4              | 0912       | SCRN RM G   | 0   | 100 | 0 | 0 | 1,050.00 | SF | 20.00  |
| 5              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 360.00   | SF | 85.00  |
| 6              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 690.00   | SF | 10.00  |

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



|                                       |          |           |            |     |
|---------------------------------------|----------|-----------|------------|-----|
| 95265 TANGLEWOOD DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 04/23/2025 | MLU |
|                                       | XF DATE  | LAND DATE |            |     |
|                                       | INC DATE | AG DATE   |            |     |

| L N | 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 | 604.00   | SF | 5.20   | 5.20           | 100       | 2017    | 2017        | 3 | 96     | 3,015           |       |
| 2   | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 98.00    | LF | 32.00  | 32.00          | 100       | 2024    | 2023        |   | 99     | 3,105           |       |
| 3   | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 1.00     | UT | 300.00 | 300.00         | 100       | 2024    | 2023        |   | 99     | 297             |       |
| 4   | 0912       | SCRN RM G   | 0   | 100 | 0 | 0 | 1,050.00 | SF | 20.00  | 20.00          | 100       | 2024    | 2023        |   | 97     | 20,370          |       |
| 5   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 360.00   | SF | 85.00  | 85.00          | 100       | 2024    | 2023        |   | 98     | 29,988          |       |
| 6   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 690.00   | SF | 10.00  | 10.00          | 100       | 2024    | 2023        |   | 100    | 6,900           |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                |            |  |  | 63,675 |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|--|--|--------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |  |  |        |  |
| PUD         | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 85,000.00  | 85,000.00      |            |  |  |        |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |  |        |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |  |        |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |  |        |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |  |        |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |  |        |  |