



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall	05	AVERAGE 80	0100	01	3,244	108.1920	108.19	350,968	2017	2017	0	0	0	3.10	96.90	VALUATION BY	STANDARD														
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2021														Tax Group: 4	Tax Dist:													
Roof Structure	03	GABLE/HIP 100	Heated Area: 2808														BUILDING MARKET VALUE														
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2021														TOTAL MARKET OB/XF VALUE														
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET														
Interior Floo	11	CLAY TILE 100															TOTAL MARKET VALUE														
Air Condition	03	CENTRAL 100															SOH/AGL Deduction														
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE														
Bedrooms		4 100															TOTAL EXEMPTION VALUE														
Bathrooms		2.5 100															BASE TAXABLE VALUE														
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE														
Stories	1.	1. 100															NCON VALUE														
Units		0 100															INCOME VALUE														
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE														
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	2,808	100	2017	2,808	294,380																										
FGR	622	55	2017	342	35,854																										
FOP	60	30	2017	18	1,887																										
FSP	190	40	2019	76	7,967																										
TOTALS			3,680			3,244	340,088																								
EXTRA FEATURES						95259 TANGLEWOOD DR, FERNANDINA BEACH																									
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	978.00	SF	5.20	5.20	100	2017	2017	3	96	4,882															
2	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2017	2017	3	90	4,608															
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270															
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