LOT 85
TIMBERLAKE PHASE 2 PBK 8/147

BARNES PAUL & NANCY TRUST/BARNES PAUL ABBOTT TRUST
95253 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

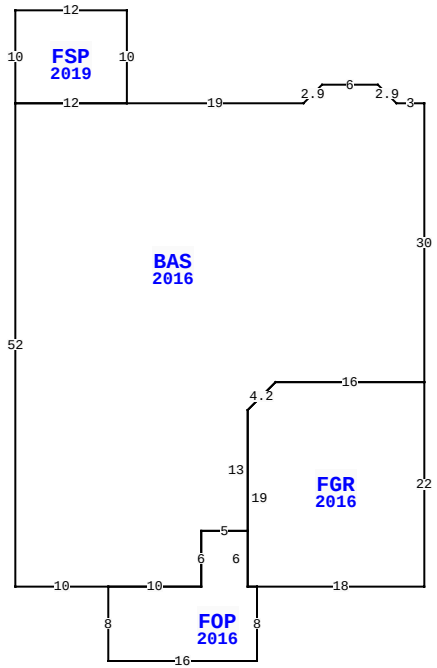
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,861	100	2016	1,861	199,264
FGR	414	55	2016	228	24,413
FOP	158	30	2016	47	5,032
FSP	120	40	2019	48	5,139
TOTALS	2,553			2,184	233,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	111.1320	111.13	242,708	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1861 HX Base Yr 2019



95253 TANGLEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,849
TOTAL MARKET OB/XF VALUE		7,716
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		326,565
SOH/AGL Deduction		102,335
ASSESSED VALUE		224,230
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,508
TOTAL JUST VALUE		326,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632216	CO ISSUED	0	01/12/2017
B1632216	NEW CONSTR	0	05/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/995	7/20/2023	WD	U	I	11	100
GRANTOR: BARNES PAUL & NANCY H						
GRANTEE: BARNES PAUL & NANCY						
2103/1097	2/23/2017	SW	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BARNES PAUL & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W3 U2 L2 W6 D2 L2 W19 FSP=[YR=2019] N10 W12 S10 E12$ W12 S52 E10 FOP=[YR=2016] S8 E16 N8 FGR=[YR=2016] E18 N22 W16 D3 L3 S19 E1$ W1 N6 W5 S6 W10$ E10 N6 E5 N13 U3 R3 E16 N30$.

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	632.00	SF	5.20	5.20	100	2016	2016	3	95	3,122	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2016	2016	3	95	148	
3	0476	VF 6 SBPL	0	100	0	0	145.00	LF	32.00	32.00	100	2017	2017	3	90	4,176	
4	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 7,716

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