LOT 88
TIMBERLAKE PHASE 2 PBK 8/147

BENDEL DAWN L
95235 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

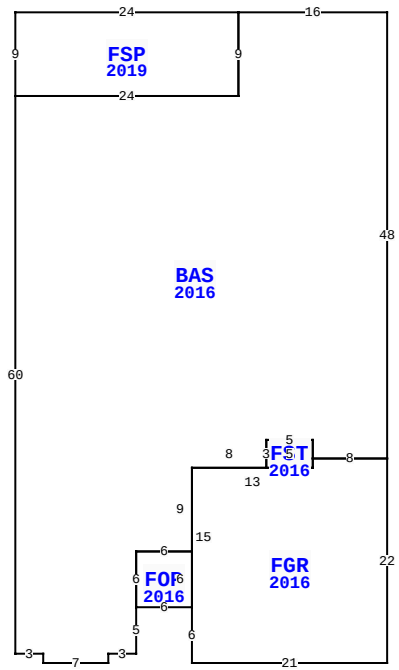
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,042	100	2016	2,042	215,123
FGR	449	55	2016	247	26,021
FOP	36	30	2016	11	1,159
FSP	216	40	2019	86	9,060
FST	15	55	2016	8	842
TOTALS	2,758			2,394	252,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,394	109.1720	109.17	261,353	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2042 HX Base Yr 2023



95235 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		252,206
TOTAL MARKET OB/XF VALUE		2,998
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,204
SOH/AGL Deduction		1,545
ASSESSED VALUE		338,659
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,937
TOTAL JUST VALUE		340,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631844	NEW CONSTR	0	02/24/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/0665	8/28/2019	WD	Q	I	02	259,000
GRANTOR: ZICCARDI ANGELA E & M						
GRANTEE: BENDEL DAWN L						
2081/0446	10/31/2016	SW	Q	I	01	243,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ZICCARDI ANGELA E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FSP=[YR=2019] W24 S9 E24 N9$ S9 W24 S60 E3 S1 E7 N1 E3 N5 FOP=[YR=2016] E6 FGR=[YR=2016] S6 E21 N22 W8 FST=[YR=2016] N2 W5 S3 E5 N1$ S1 W13 S15$ N6 W6 S6$ N6 E6 N9 E8 N3 E5 S2 E8 N48$.

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	558.00	SF	5.20	5.20	100	2016	2016	3	95	2,757	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2016	2016	3	95	241	

LAND DESCRIPTION

TOTAL OB/XF 2,998

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