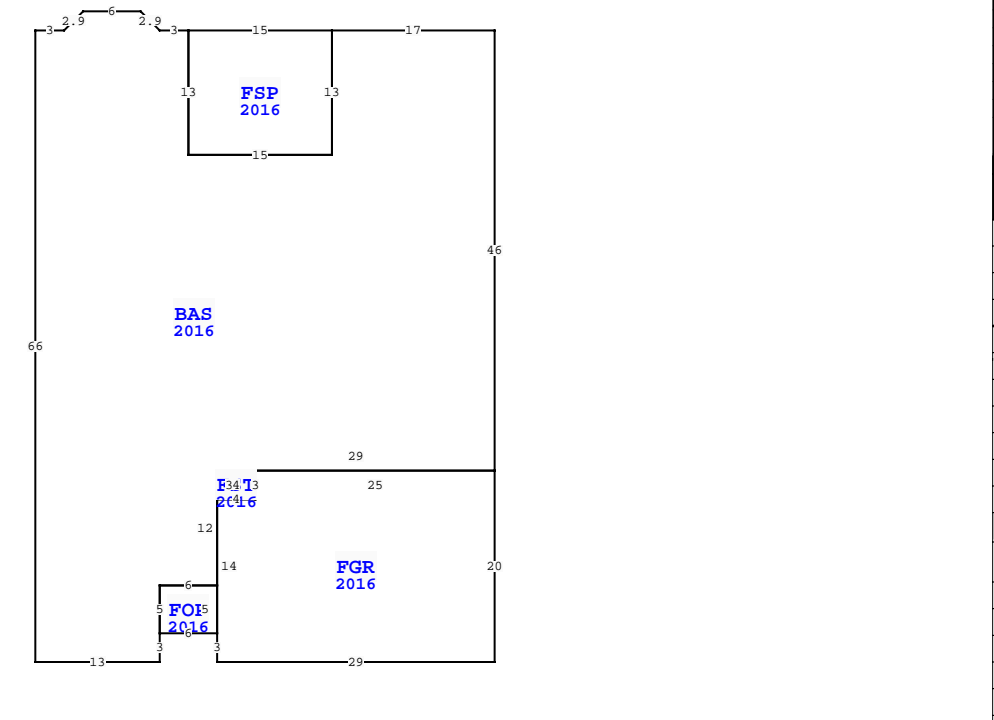


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,767	111.8400	111.84	309,461	2016	2016	0	0	0	3.65	96.35



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
BAS	2,361	100
FGR	568	55
FOP	30	30
FSP	195	40
FST	12	55
TOTALS	3,166	

95229 TANGLEWOOD DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES																	
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	917.00	SF	5.20	5.20	100	2016	2016	3	95	4,530	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2016	2016	3	95	185	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2017	2017	3	90	5,184	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	298,166		
TOTAL MARKET OB/XF VALUE	10,439		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	393,605		
SOH/AGL Deduction	0		
ASSESSED VALUE	393,605		
TOTAL EXEMPTION VALUE	50,722	HX HB	
BASE TAXABLE VALUE	342,883		
TOTAL JUST VALUE	393,605		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	384,579		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631845	NEW CONSTR	0	02/24/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2071/0441	9/12/2016	SW	Q	I	01	259,400

BUILDING NOTES	
GRANTOR: D R HORTON INC-JACKSO	
GRANTEE: CAMILLERI DOUGLAS	

BUILDING DIMENSIONS	
BAS=[YR=2016] W17 FSP=[YR=2016] W15 S13 E15 N13\$S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2016] E6 FGR=[YR=2016] S3 E29 N20 W25 FST=[YR=2016] W4 S3 E4 N3\$ S3 W4 S14\$ N5 W6 S5\$ N5 E6 N12 E29 N46\$.	

LAND DESCRIPTION		TOTAL OB/XF															10,439							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							