



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																
Exterior Wall	10	ABOVE AVG 70	0100	01	2,201	113.1900	113.19	249,131	2016	2016	0	0	0	3.65	96.35	STANDARD																
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2025										Heated Area: 1846					HX Base Yr 2025					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE					240,038														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					7,176														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					85,000														
Interior Floo	11	CLAY TILE 50											TOTAL MARKET VALUE					332,214														
Interior Floo	14	CARPET 50											SOH/AGL Deduction					0														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					332,214														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB 50,722														
Bedrooms	4	100											BASE TAXABLE VALUE					281,492														
Bathrooms	2	100											TOTAL JUST VALUE					332,214														
Frame	02	WOOD FRAME 100											NCON VALUE					14,068														
Stories	1.	1. 100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE					312,772														
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	1,846	100	2016	1,846	201,322																											
FGR	396	55	2016	218	23,774																											
FOP	24	30	2016	7	763																											
FSP	120	40	2025	48	5,235																											
PTO	18	5	2016	1	109																											
USP	270	30	2025	81	8,833																											
TOTALS		2,674			2,201	240,038																										
EXTRA FEATURES										95223 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	558.00	SF	5.20	5.20	100	2016	2016	3	95	2,757																
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2016	2016	3	95	222																
3	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2016	2016	3	89	3,930																
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267																
LAND DESCRIPTION										TOTAL OB/XF										7,176												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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															
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