



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	1,923	100	2016	1,923	210,877
FGR	441	55	2016	243	26,647
FOP	39	30	2016	12	1,316
FOP	88	30	2016	26	2,851
USP	180	30	2018	54	5,921
TOTALS	2,671			2,258	247,613

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,258	114.1700	114.17	257,796	2016	2016	0	0	0	96.05
1 SINGLE FAM - 100% - 2019											
Heated Area: 1923											
HX Base Yr 2019											
95213 TANGLEWOOD DR, FERNANDINA BEACH											

TOTAL OB/XF											
6,705											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						247,613					
TOTAL MARKET OB/XF VALUE						6,705					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						339,318					
SOH/AGL Deduction						105,364					
ASSESSED VALUE						233,954					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						183,232					
TOTAL JUST VALUE						339,318					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						330,090					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010885	ADDITION	4,132	12/07/2017
B1631785	CO ISSUED	0	07/22/2016
B1631785	NEW CONSTR	238,440	02/11/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2617/1443	2/03/2023	QC	U	I	11	100	
GRANTOR: LIGHTCAP JUSTIN							
GRANTEE: LIGHTCAP ERIN							
2234/1588	11/05/2018	WD	Q	I	01	255,000	
GRANTOR: FIORAVANTI PAUL W & S							
GRANTEE: LIGHTCAP JUSTIN H &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W12 USP=[YR=2018] N10 W18 S10 E18\$ W4 FOP=[YR=2016] W11 S7 D1 R1 E10 N8\$ S8 W10 U1 L1 N7 W12 S60 E12 FOP=[YR=2016] S4 E6 FGR=[YR=2016] S2 E21 N21 W21 S19\$ N7 W5 S3 W1\$ E1 N3 E5 N12 E21 N45 \$.											