LOT 93
TIMBERLAKE PHASE 1 PBK 8/95

95209 TANGLEWOOD LLC
549 SPANISH WAY W
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

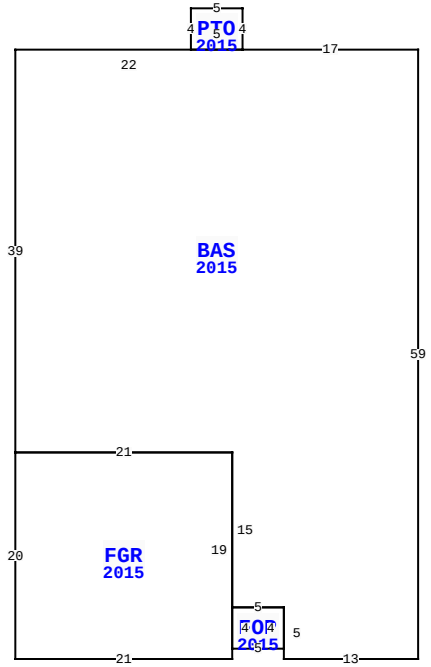
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,856	100	2015	1,856	201,678
FGR	420	55	2015	231	25,101
FOP	20	30	2015	6	652
PTO	20	5	2015	1	108
TOTALS	2,316			2,094	227,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	113.1900	113.19	237,020	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1856 HX Base Yr



BLD DATE	
XF DATE	10/30/2015 KW
INC DATE	
LGL DATE	
LAND DATE	04/23/2025 MLU
AG DATE	

95209 TANGLEWOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,539
TOTAL MARKET OB/XF VALUE	6,131
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	318,670
SOH/AGL Deduction	0
ASSESSED VALUE	318,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,670
TOTAL JUST VALUE	318,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909724	EXTERIOR DOOR	849	11/01/2019
B1529948	CO ISSUED	0	05/18/2015
B1529948	NEW CONSTR	225,585	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1386	3/18/2024	WD	U	I	11	100
GRANTOR: RINKER LYNN DEE						
GRANTEE: 95209 TANGLEWOOD LL						
2649/277	6/14/2023	WD	U	I	30	100
GRANTOR: RINKER LYNN D						
GRANTEE: 95209 TANGLEWOOD LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 PTO=[YR=2015] N4 W5 S4 E5 $ W22 S39
FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4 $ N19
W21 $ E21 S15 E5 S5 E13 N59 $.

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	0855	CONC PAVER	0	0	55	5	275.00	SF	10.00	10.00	100	2015	2015	3	95	2,613	
2	0476	VF 6 SBPL	0	0	0	0	50.00	LF	32.00	32.00	100	2016	2016	3	89	1,424	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
4	0462	ST/AL FNC	0	0	50	0	200.00	SF	10.00	10.00	100	2016	2016	3	78	1,560	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 6,131

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	0		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