LOT 94
IN OR 2148/1835
TIMBERLAKE PHASE 1 PBK 8/95

WARNER JOHN D & CHRISTINE M
95205 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

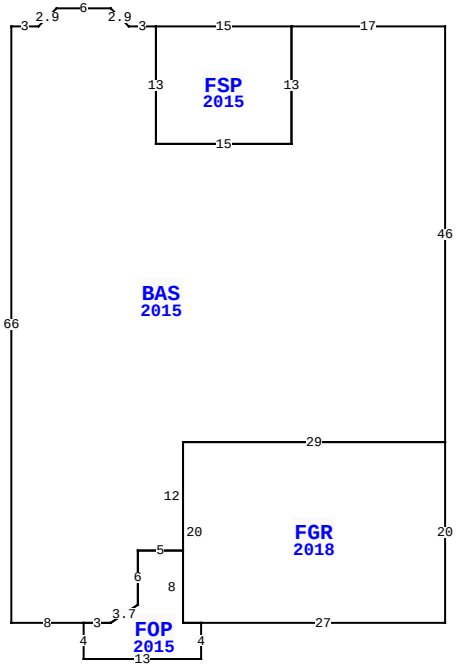
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,366	100	2015	2,366	252,705
FGR	580	55	2018	319	34,072
FOP	95	30	2015	28	2,991
FSP	195	40	2015	78	8,331
TOTALS	3,236			2,791	298,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,791	111.8400	111.84	312,145	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2366 HX Base Yr 2018



95205 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		298,098
TOTAL MARKET OB/XF VALUE		9,330
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		392,428
SOH/AGL Deduction		120,035
ASSESSED VALUE		272,393
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,671
TOTAL JUST VALUE		392,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529949	CO ISSUED	0	05/18/2015
B1529949	NEW CONSTR	293,909	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2148/1835	9/28/2017	SW	Q	I	02	319,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WARNER JOHN D & CHR						
1958/0374	1/15/2015	SW	Q	V	05	643,000
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FSP=[YR=2015] W15 S13 E15 N13$ S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E8 FOP=[YR=2015] S4 E13 N4 FGR=[YR=2018] E27 N20 W29 S20 E2$ W2 N8 W5 S6 D2 L3 W3$ E3 U2 R3 N6 E5 N12 E29 N46$.

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	0812	CONCRETE C	0	100	0	0	925.00	SF	4.00	4.00	100	2018	2018	3	97	3,589	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2015	2015	3	95	319	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2018	2018	3	92	3,533	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
5	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00	10.00	100	2018	2018	3	84	1,613	

LAND DESCRIPTION

TOTAL OB/XF 9,330

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS