



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		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	2,042	100
FGR	449	55
FOP	36	30
FSP	216	40
FST	15	55
	2017	2,042
	2017	247
	2017	11
	2019	86
	2017	8
		230,598
		27,893
		1,243
		9,712
		903
TOTALS	2,758	2,394
		270,348

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,394	116.4240	116.42	278,709	2017	2017	0	0	0	3.00 97.00
1 SINGLE FAM - 100% - 2022						Heated Area: 2042		HX Base Yr 2022			
BLD DATE						LGL DATE			04/23/2025		
XF DATE						LAND DATE			95201 TANGLEWOOD DR, FERNANDINA BEACH		
INC DATE						AG DATE					
						04/23/2025					

EXTRA FEATURES												95201 TANGLEWOOD DR, FERNANDINA BEACH				XF DATE INC DATE		LAND DATE AG DATE		04/23/2025		MLU	
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	548.00		SF	5.20	5.20	100	2017	2017	3	96	2,736						
2	0462	ST/AL FNC	0	100	140	0	560.00		SF	10.00	10.00	100	2018	2018	3	84	4,704						
3	0463	FENCE GATE	0	100	0	0	1.00		UT	300.00	300.00	100	2018	2018	3	92	276						