LOT 110
IN OR 2163/657
TIMBERLAKE PHASE 2 PBK 8/147

LEWIS VICTOR L & ANGELA D
95202 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0110-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

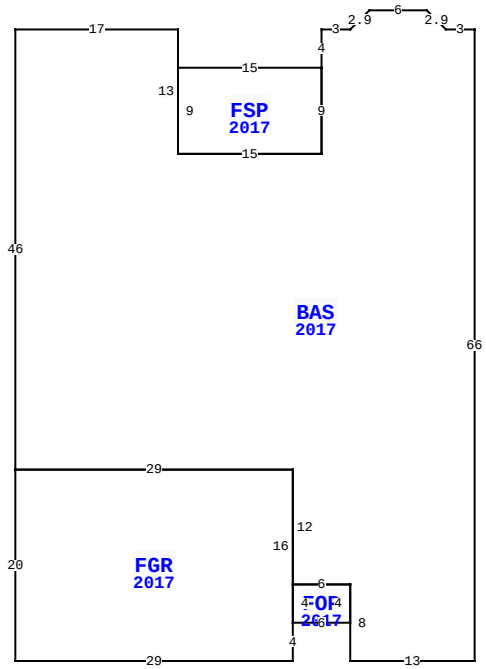
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100	2017	2,361	253,270
FGR	580	55	2017	319	34,220
FOP	24	30	2017	7	751
FSP	135	40	2017	54	5,793
TOTALS	3,100			2,741	294,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,741	110.5920	110.59	303,127	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2361 HX Base Yr 2019



95202 TANGLEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,033
TOTAL MARKET OB/XF VALUE		3,869
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		382,902
SOH/AGL Deduction		107,995
ASSESSED VALUE		274,907
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,185
TOTAL JUST VALUE		382,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010283	CO ISSUED	0	11/20/2017
17006575	NEW CONSTR	297,591	07/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2163/0657	12/08/2017	SW	Q	I	02	283,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: LEWIS VICTOR L & AN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W3 U2 L2 W6 D2 L2 W3 S4 FSP=[YR=2017] W15 S9 E15 N9$ S9 W15 N13 W17 S46 FGR=[YR=2017] S20 E29 N4 FOP=[YR=2017] E6 N4 W6 S4$ N16 W29$ E29 S12 E6 S8 E13 N66$.

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	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100	2017	2017	3	96	3,869	

LAND DESCRIPTION

TOTAL OB/XF 3,869

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 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS