LOT 111
TIMBERLAKE PHASE 1 PBK 8/95

AHMAD FAMILY REVOCABLE TRUST/AHMAD IFTIKHAR TRUSTE
30414 SUNLAND CT
WESLEY CHAPEL, FL 33543

2025

29-2N-28-0100-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

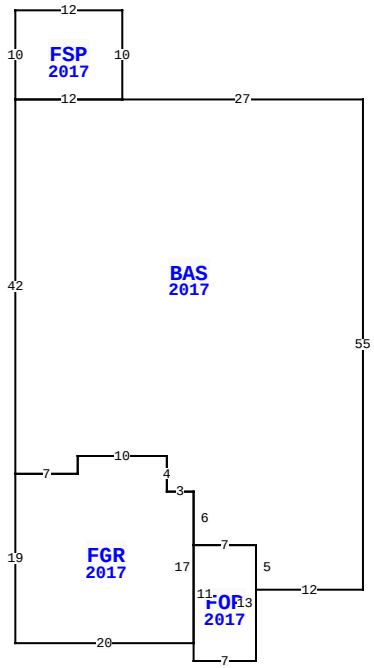
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,836	100	2017	1,836	195,296
FGR	394	55	2017	217	23,082
FOP	91	30	2017	27	2,872
FSP	120	40	2017	48	5,106
TOTALS	2,441			2,128	226,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	109.6620	109.66	233,356	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1836 HX Base Yr



95206 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	226,355
TOTAL MARKET OB/XF VALUE	2,631
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	313,986
SOH/AGL Deduction	26,481
ASSESSED VALUE	287,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,505
TOTAL JUST VALUE	313,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006718	CO ISSUED	0	07/27/2017
17002466	NEW CONSTR	224,338	03/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1004	6/08/2020	WD	U	I	11	100
GRANTOR: AHMAD IFTIKHAR & NADI						
GRANTEE: AHMAD FAMILY REVOCA						
2341/0826	2/20/2020	WD	Q	I	01	228,000
GRANTOR: KENNEDY KEUM JEE						
GRANTEE: AHMAD IFTIKHAR & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W27 W12 S42 E7 N2 E10 S4 E3 S6 E7 S5 E12 N55 $
FGR=[YR=2017;ORIG=-39,42] S19 E20 N17 W3 N4 W10 S2 W7 $
FSP=[YR=2017;ORIG=-27,0] N10 W12 S10 E12 $
FOP=[YR=2017;ORIG=-19,61] S2 E7 N13 W7 S11 $
.

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	0	0	0	527.00	SF	5.20	5.20	100	2017	2017	3	96	2,631	

LAND DESCRIPTION

TOTAL OB/XF 2,631

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 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