LOT 113
IN OR 2541/68
TIMBERLAKE PHASE 1 PBK 8/95

BELLAR DEREK & STACEY M
95218 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0113-0000

BUILDING CHARACTERISTICS

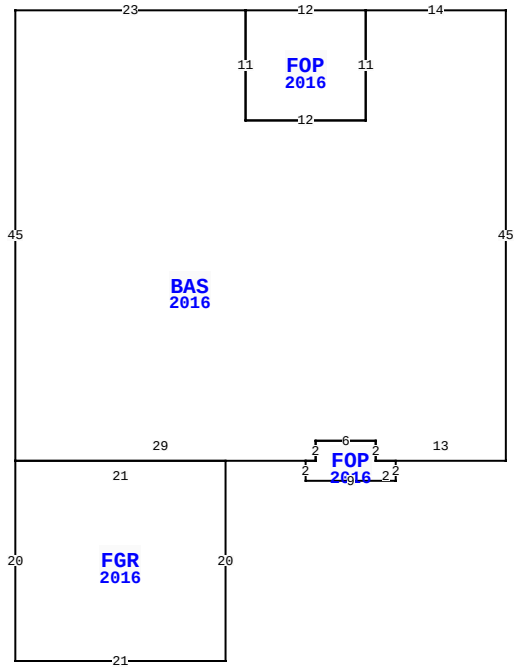
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,061	100	2016	2,061	220,878
FGR	420	55	2016	231	24,756
FOP	30	30	2016	9	964
FOP	132	30	2016	40	4,287
TOTALS	2,643			2,341	250,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	111.2300	111.23	260,389	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2017 Heated Area: 2061 HX Base Yr 2017



95218 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		250,885
TOTAL MARKET OB/XF VALUE		3,463
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		339,348
SOH/AGL Deduction		118,026
ASSESSED VALUE		221,322
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,600
TOTAL JUST VALUE		339,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631670	CO ISSUED	0	06/23/2016
B1631670	NEW CONSTR	254,622	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0068	2/05/2022	WD	U	I	11	100
GRANTOR: BELLAR DEREK						
GRANTEE: BELLAR DEREK & STAC						
2072/1574	9/15/2016	WD	Q	I	01	218,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BELLAR DEREK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2016] W12 S11 E12 N11$ S11 W12 N11 W23 S45 FGR=[YR=2016] S20 E21 N20 W21$ E29 FOP=[YR=2016] S2 E9 N2 W2 N2 W6 S2 W1$ E1 N2 E6 S2 E13 N45$.

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	566.00	SF	5.20	5.20	100	2016	2016	3	95	2,796	
2	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2016	2016	3	95	667	

LAND DESCRIPTION

TOTAL OB/XF 3,463

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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS