

LOT 71
IN OR 2129/104
TIMBERLAKE PHASE 2 PBK 8/147

GIBSON JOHN M & MELISSA A
95232 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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	3.5	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

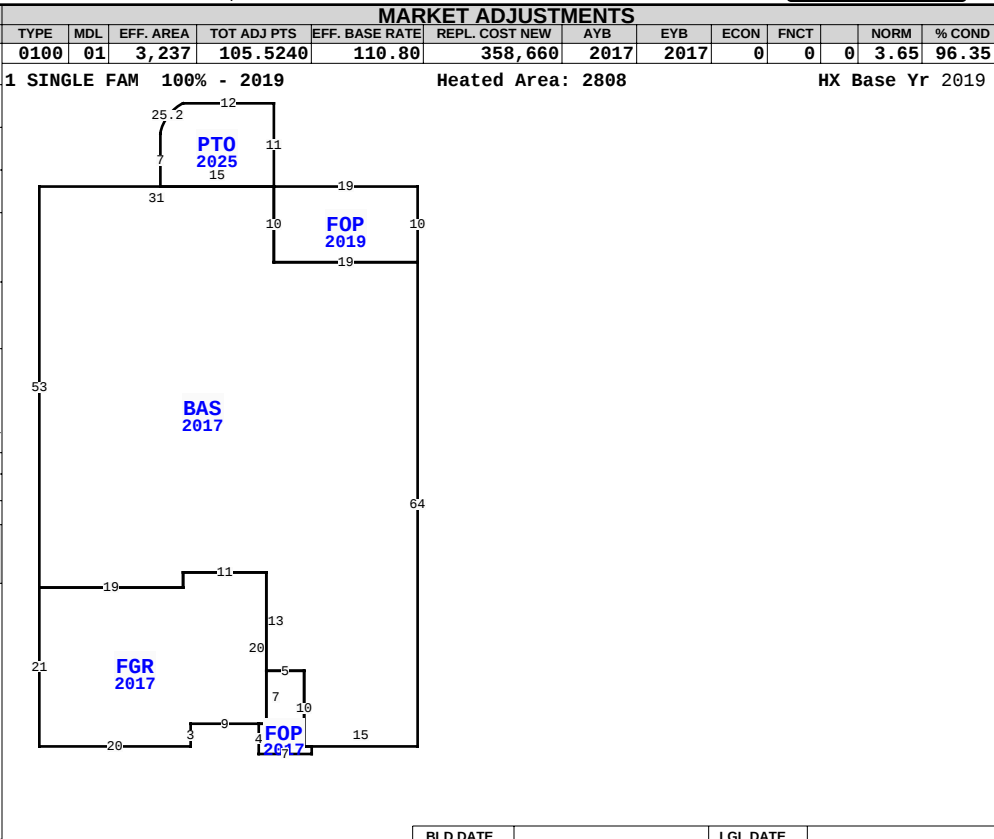
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,808	100	2017	2,808	299,770
FGR	622	55	2017	342	36,511
FOP	60	30	2017	18	1,921
FOP	190	30	2019	57	6,085
PTO	231	5	2025	12	1,281
TOTALS	3,911			3,237	345,569

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
5	0912	SCRN RM G	0	100	0	0	1,500.00	SF	21.00	21.00	100	2025	2024		97	30,555	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



95232 TANGLEWOOD DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
1,500.00	SF	21.00	21.00	100	2025	2024		97	30,555	

TOTAL OB/XF																	80,555
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			STANDARD
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE					345,569
TOTAL MARKET OB/XF VALUE					80,555
TOTAL LAND VALUE - MARKET					85,000
TOTAL MARKET VALUE					511,124
SOH/AGL Deduction					130,996
ASSESSED VALUE					380,128
TOTAL EXEMPTION VALUE		HX HB			51,411
BASE TAXABLE VALUE					328,717
TOTAL JUST VALUE					511,124
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					497,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009074	1500 SF SC ENC	25,810	08/02/2024
SP230015248	POOL	70,931	11/28/2023
17003275	C0 ISSUED	0	04/13/2017
B1632371	NEW CONSTR	347,973	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/0104	6/22/2017	SW	Q	I	01	307,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GIBSON JOHN M & MEL						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2017;ORIG=-19,0] W31 S53 E19 N2 E11 S13 E5 S10 E15 N64 W19 N10 \$						
FGR=[YR=2017;ORIG=-50,53] S21 E20 N3 E9 E1 N20 W11 S2 W19 \$						
FOP=[YR=2019;ORIG=0,0] W19 S10 E19 N10 \$						
FOP=[YR=2017;ORIG=-21,71] S4 E7 N1 W1 N10 W5 S7 W1 \$						
PTO=[YR=2025;ORIG=-19,0] W15 N7 U4R3G298 E12 S11 \$						