LOT 72
TIMBERLAKE PHASE 2 PBK 8/147

PHILIPPS RYAN T & CATHERINE L
95238 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0072-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

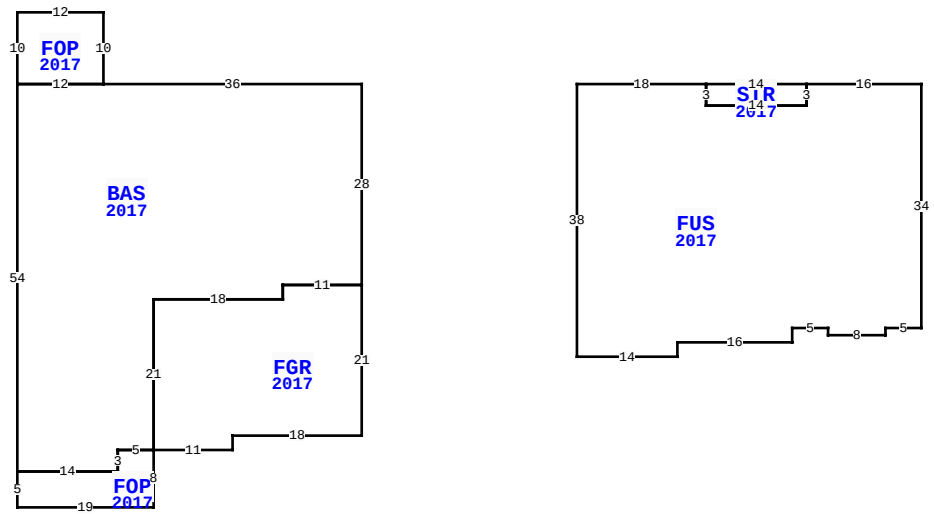
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,859	100	2017	1,859	192,417
FGR	595	55	2017	327	33,846
FOP	110	30	2017	33	3,416
FOP	120	30	2017	36	3,726
FUS	1,686	100	2017	1,686	174,511
STR	42	10	2017	4	414
TOTALS	4,412			3,945	408,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,945	102.1500	107.26	423,141	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2021 Heated Area: 3545 HX Base Yr 2021



95238 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	408,331
TOTAL MARKET OB/XF VALUE	62,778
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	556,109
SOH/AGL Deduction	159,639
ASSESSED VALUE	396,470
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	345,059
TOTAL JUST VALUE	556,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802606	SCRN ENCLSR	27,413	03/13/2018
B1808015	SWIM POOL	40,042	02/01/2018
17003271	CO ISSUED	0	04/13/2017
B1633375	NEW CONSTR	432,501	11/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/0666	9/02/2020	WD	Q	I	01	424,000
GRANTOR: FITTS AUSTIN & MELIND						
GRANTEE: PHILIPPS RYAN T & C						
2117/0751	4/28/2017	SW	Q	I	01	310,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FITTS AUSTIN & MELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W36 FOP=[YR=2017] N10 W12 S10 E12$ W12 S54 FOP=[YR=2017] S5 E19 N8 FGR=[YR=2017] E11 N2 E18 N21 W11 S2 W18 S21$ W5 S3 W14$ E14 N3 E5 N21 E18 N2 E11 N28$ PTR=[YR=2017] E30 FUS=[YR=2017] E18 STR=[YR=2017] E14 S3 W14 N3$ S3 E14 N3 E16 S34 W5 S1 W8 N1 W5 S2 W16 S2 W14 N38$ W30$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
4	0911	SCRN RM A	0	100	0	0	1,147.00	SF	18.00	18.00	100	2018	2018	3	74	15,278	

LAND DESCRIPTION

TOTAL OB/XF 62,778

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	000134	C	RES POND	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS