

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 80

16WD FR STUC 20

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 70

14CARPET 30

03CENTRAL 100

04AIR DUCTED 100

4 100

3 100

02WOOD FRAME 100

1. 1. 100

0 100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

MKT AREA

04

4144.00

TOTALS

3,173

2,750

311,837

01MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

01

2,750

112.0320

117.63

323,482

2017

2017

0

0

3.60

96.40

1 SINGLE FAM

100% - 2018

Heated Area: 2366

HX Base Yr 2018

FOP
2017

BAS
2017

FGR
2017

FOP
2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025

MLU

EXTRA FEATURES

95244 TANGLEWOOD DR, FERNANDINA BEACH

L N

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 0911

SCRN RM A

0 100

0

0

792.00

SF

18.00

18.00

100

2018

2018

3

74

10,549

3 0860

POOL/SPA

0 100

0

0

1.00

UT

50,000.00

50,000.00

100

2018

2018

04

95

47,500

LAND DESCRIPTION

TOTAL OB/XF

58,049

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

311,837

TOTAL MARKET OB/XF VALUE

58,049

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

454,886

SOH/AGL Deduction

162,156

ASSESSED VALUE

292,730

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

241,319

TOTAL JUST VALUE

454,886

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

421,199

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1801153

SCRN ENCLSRE

20,067

02/01/2018

17010679

SWIM POOL

25,000

12/01/2017

17003428

CO ISSUED

0

04/19/2017

B1633376

NEW CONSTR

298,144

11/10/2016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2863/1785

4/24/2026

WD

Q

I

01

575,000

GRANTOR: CALLERY DANIEL P & CA

GRANTEE: QUINTERO ALEJANDRO

2120/0910

5/15/2017

SW

Q

I

02

289,900

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CALLERY DANIEL P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W3 U2 L2 W6 D2 L2 W3 S4 FOP=[YR=2017] W15 S9 E15 N9\$ S9 W15 N13 W17 S46 FGR=[YR=2017] S20 E28 FOP=[YR=2017] S4 E12 N4 W2 U3 L3 N5 W6 S8 W1\$ E1 N17 W3 N3 W26\$ E26 S3 E3 S9 E6 S5 D3 R3 E10 N66\$.