LOT 74
IN OR 2107/642
TIMBERLAKE PHASE 2 PBK 8/147

GRIFFETH RANDALL & JOANNE
95250 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0074-0000

BUILDING CHARACTERISTICS

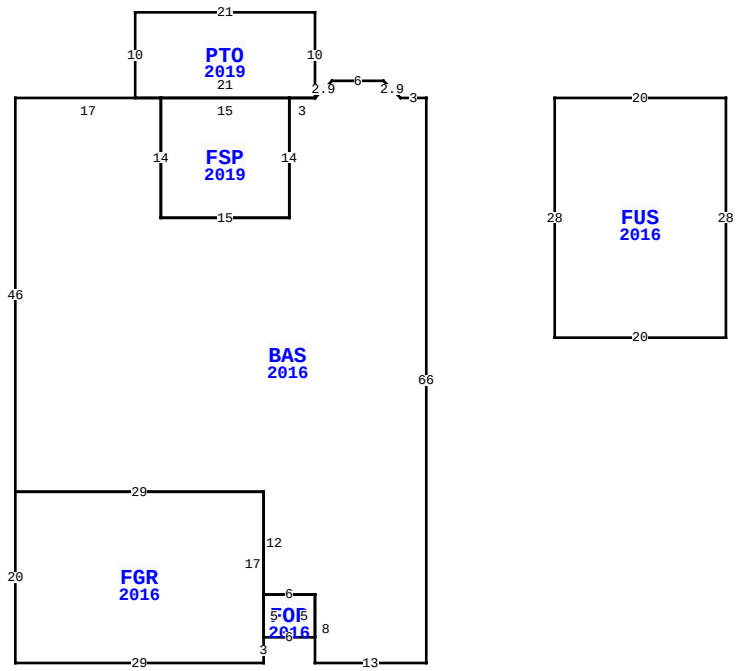
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,346	100	2016	2,346	242,853
FGR	580	55	2016	319	33,022
FOP	30	30	2016	9	932
FSP	210	40	2019	84	8,696
FUS	560	100	2016	560	57,970
PTO	210	5	2019	10	1,035
TOTALS	3,936			3,328	344,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,328	102.8560	108.00	359,424	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2018 Heated Area: 2906 HX Base Yr 2018



95250 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		344,508
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		429,508
SOH/AGL Deduction		138,991
ASSESSED VALUE		290,517
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,106
TOTAL JUST VALUE		429,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632157	CO ISSUED	0	02/23/2017
B1632157	NEW CONSTR	348,690	04/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2107/0642	3/14/2017	SW	Q	I	01	300,400

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: GRIFFETH RANDALL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W3 U2 L2 W6 D2 L2 PTO=[YR=2019] N10 W21 S10 E21$ W3 FSP=[YR=2019] W15 S14 E15 N14$ S14 W15 N14 W17 S46 FGR=[YR=2016] S20 E29 N3 FOP=[YR=2016] E6 N5 W6 S5$ N17 W29$ E29 S12 E6 S8 E13 N66 $ PTR=E15 FUS=[YR=2016] E20 S28 W20 N28$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 PRINTED 07/09/2026 BY SYS