



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	16	WD FR STUC 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
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	307,505
FGR	622	55	2017	342	37,452
FOP	60	30	2017	18	1,971
FSP	190	40	2019	76	8,323
TOTALS	3,680			3,244	355,251

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,244	108.1920	113.60	368,518	2017	2017	0	0	0	96.40
1 SINGLE FAM 100% - 2021 Heated Area: 2808 HX Base Yr 2021											
95259 TANGLEWOOD DR, FERNANDINA BEACH											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	04/23/2025
						INC DATE				AG DATE	MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										355,251		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										85,000		
TOTAL MARKET VALUE										440,251		
SOH/AGL Deduction										117,525		
ASSESSED VALUE										322,726		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										271,315		
TOTAL JUST VALUE										440,251		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										434,848		