LOT 90
TIMBERLAKE PHASE 1 PBK 8/95

COLLINS KEVIN B & DEBRA A
95223 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

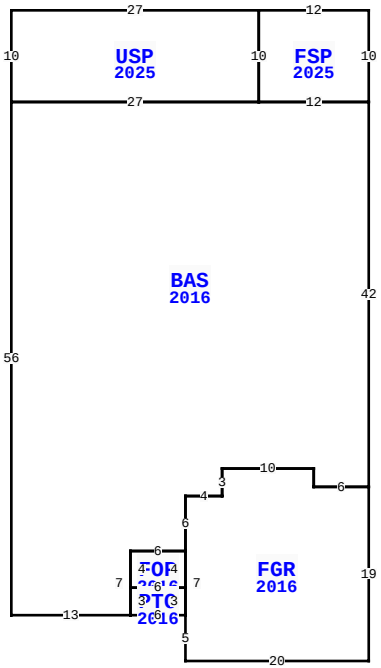
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,846	100	2016	1,846	210,292
FGR	396	55	2016	218	24,834
FOP	24	30	2016	7	797
FSP	120	40	2025	48	5,468
PTO	18	5	2016	1	114
USP	270	30	2025	81	9,227
TOTALS	2,674			2,201	250,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	113.1900	118.85	261,589	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2025 Heated Area: 1846 HX Base Yr 2025



95223 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		250,733
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		335,733
SOH/AGL Deduction		0
ASSESSED VALUE		335,733
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		284,322
TOTAL JUST VALUE		335,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011107	SCREEN ENCLOSURE	8,853	10/01/2024
B1631641	CO ISSUED	0	05/04/2016
B1631641	NEW CONSTR	223,276	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2730/785	7/25/2024	WD	Q	I	01	395,000
GRANTOR: SCHUBERT MATTHEW & AM						
GRANTEE: COLLINS KEVIN B & D						
2044/1749	5/06/2016	SW	Q	I	01	216,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SCHUBERT MATTHEW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-12,10] W27 S56 E13 N7 E6 N6 E4 N3 E10 S2 E6 N42 W12 $
FGR=[YR=2016;ORIG=-20,66] S5 E20 N19 W6 N2 W10 S3 W4 S6 S7 $
FOP=[YR=2016;ORIG=-20,59] W6 S4 E6 N4 $
PTO=[YR=2016;ORIG=-26,66] E6 N3 W6 S3 $
FSP=[YR=2025;ORIG=0,10] W12 N10 E12 S10 $
USP=[YR=2025;ORIG=-12,0] W27 S10 E27 N10 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 12/17/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS