LOT 91
TIMBERLAKE PHASE 1 PBK 8/95

MONDANARO PAMELA
95217 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0091-0000

BUILDING CHARACTERISTICS

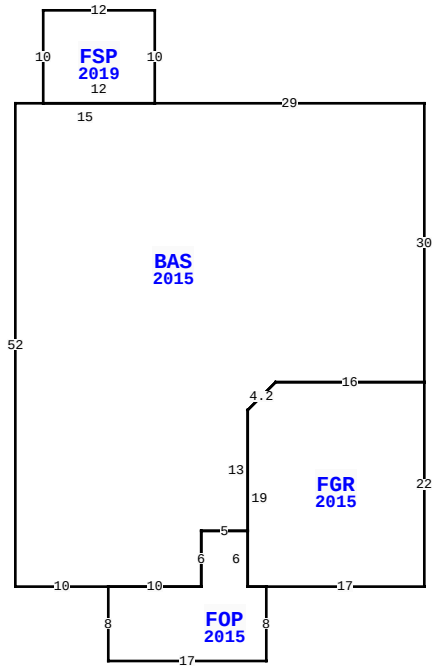
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,845	100	2015	1,845	204,367
FGR	414	55	2015	228	25,255
FOP	166	30	2015	50	5,539
FSP	120	40	2019	48	5,317
TOTALS	2,545			2,171	240,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	110.6420	116.17	252,205	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2016 Heated Area: 1845 HX Base Yr 2016



95217 TANGLEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,477
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		325,477
SOH/AGL Deduction		109,625
ASSESSED VALUE		215,852
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,441
TOTAL JUST VALUE		325,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530567	NEW CONSTR	231,789	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/0308	7/29/2021	QC	U	I	11	100
GRANTOR: MONDANARO MARK PETER						
GRANTEE: MONDANARO PAMELA L						
2006/1464	9/30/2015	SW	Q	I	01	210,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MONDANARO MARK PETE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 FSP=[YR=2019] N10 W12 S10 E12$ W15 S52 E10
FOP=[YR=2015] S8 E17 N8 FGR=[YR=2015] E17 N22 W16 D3 L3
S19 E2$ W2 N6 W5 S6 W10 $ E10 N6 E5 N13 U3 R3 E16 N30 $.

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 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