LOT 92
TIMBERLAKE PHASE 1 PBK 8/95

LIGHTCAP ERIN
95213 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

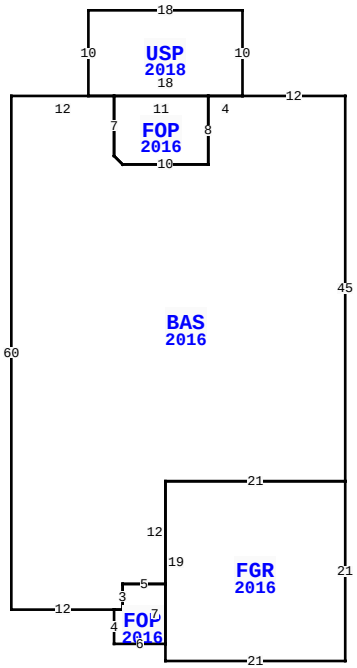
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,923	100	2016	1,923	220,270
FGR	441	55	2016	243	27,835
FOP	39	30	2016	12	1,375
FOP	88	30	2016	26	2,978
USP	180	30	2018	54	6,186
TOTALS	2,671			2,258	258,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,258	114.1700	119.88	270,689	2016	2016	0	0	0	4.45	95.55

1 SINGLE FAM 100% - 2019 Heated Area: 1923 HX Base Yr 2019



95213 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		258,643
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		343,643
SOH/AGL Deduction		103,372
ASSESSED VALUE		240,271
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,860
TOTAL JUST VALUE		343,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010885	ADDITION	4,132	12/07/2017
B1631785	CO ISSUED	0	07/22/2016
B1631785	NEW CONSTR	238,440	02/11/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1443	2/03/2023	QC	U	I	11	100
GRANTOR: LIGHTCAP JUSTIN						
GRANTEE: LIGHTCAP ERIN						
2234/1588	11/05/2018	WD	Q	I	01	255,000
GRANTOR: FIORAVANTI PAUL W & S						
GRANTEE: LIGHTCAP JUSTIN H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 USP=[YR=2018] N10 W18 S10 E18$ W4 FOP=[YR=2016] W11 S7 D1 R1 E10 N8$ S8 W10 U1 L1 N7 W12 S60 E12 FOP=[YR=2016] S4 E6 FGR=[YR=2016] S2 E21 N21 W21 S19$ N7 W5 S3 W1$ E1 N3 E5 N12 E21 N45 $.

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