PT E1/2 OF NW1/4 PAR 5-7
(EX PAR 5-3) PT OR 729/1436

OSBORNE RODNEY S & SHERRI L
95119 OSBORNE TRAIL
FERNANDINA BEACH, FL 32034

**2023**

**32-2N-28-0000-0005-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

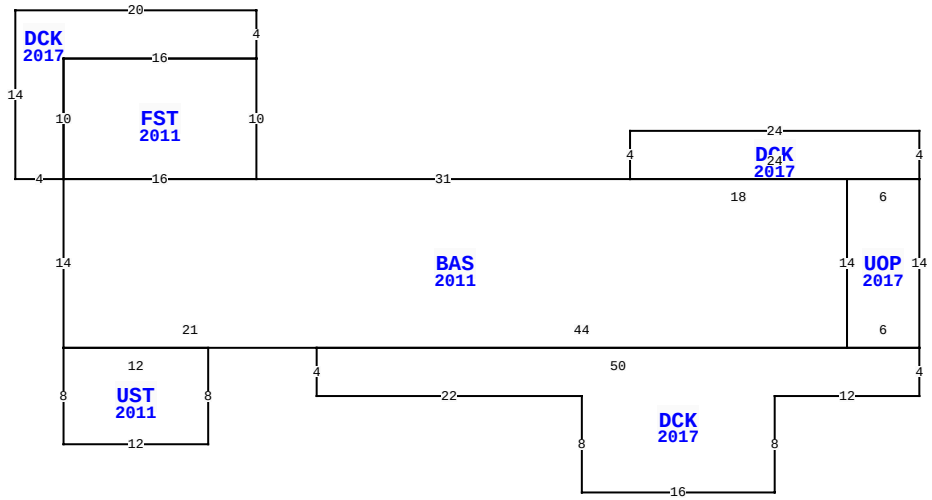
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 910 | 100 | 910 | 21,903 |
| DCK | 96 | 15 | 14 | 337 |
| DCK | 120 | 15 | 18 | 433 |
| DCK | 328 | 15 | 49 | 1,180 |
| FST | 160 | 65 | 104 | 2,503 |
| UOP | 84 | 25 | 21 | 505 |
| UST | 96 | 55 | 53 | 1,276 |
| TOTALS | 1,794 | | 1,169 | 28,137 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,169 | 105.8000 | 68.77 | 80,392 | 1988 | 1995 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 93- – 0% - 0 Heated Area: 910 HX Base Yr




95096 OSBORNE TRL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 28,137 |
| TOTAL MARKET OB/XF VALUE | 2,458 |
| TOTAL LAND VALUE - MARKET | 78,750 |
| TOTAL MARKET VALUE | 109,345 |
| SOH/AGL Deduction | 49,304 |
| ASSESSED VALUE | 60,041 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 60,041 |
| TOTAL JUST VALUE | 109,345 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 76,900 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0729/1436 | 5/16/1995 | WD | U | V | 05 | 35,000 |
| GRANTOR: UNITED COMPANIES LEND | | | | | | |
| GRANTEE: OSBORNE RODNEY & SH | | | | | | |
| 0729/1434 | 5/16/1995 | QC | U | V | 02 | 100 |
| GRANTOR: UNITED COMPANIES FINA | | | | | | |
| GRANTEE: UNITED COMPANIES LE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=2017] W24 S4 BAS=[YR=2011] W31 FST=[YR=2011] N10 DCK=[YR=2017] N4 W20 S14 E4 N10 E16$ W16 S10 E16 $ W16 S14 UST=[YR=2011] S8 E12 N8 W12 $ E21 DCK=[YR=2017] S4 E22 S8 E16 N8 E12 N4 UOP=[YR=2017] N14 W6 S14 E6$ W50$ E44 N14 W18$ E24 N4$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0681 | POLE SHED | 0 | 0 | 16 | 16 | 256.00 | SF | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 64 | 2,458 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,458

| 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 | 000115 | C | SFR ACRES | 0 | 0002 | OR | 0.00 | 0.00 | 1.05 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 78,750 | | | | | | | |

REVIEW DATE 03/09/2022 BY KWA Total Acres: 1.05 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/02/2023 BY SYS