PT OR 946 PG 1342

OSBORNE RODNEY & SHERRIE
95119 OSBORNE TRAIL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0005-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HATTON RD, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,975
TOTAL MARKET VALUE	6,975
SOH/AGL Deduction	3,261
ASSESSED VALUE	3,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,714
TOTAL JUST VALUE	6,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0946/1342	8/24/2000	QC	U	I	09	3,000

GRANTOR: PATEL ASHOK M & JILL

GRANTEE: OSBORNE RODNEY & SH

BUILDING NOTES

BUILDING DIMENSIONS

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	000115	C	SFR ACRES	0		OR	0.00	0.00	0.93	AC		1.00	1.00	0.10	75,000.00	7,500.00	6,975							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 0.93 Total Land Value: 6,975 Market: 0 Agricultural: 0 Common: 6,975 PRINTED 08/02/2023 BY SYS