



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,217	100	2,217	221,478
FGR	441	55	243	24,276
FOP	78	30	23	2,298
FOP	175	30	52	5,195

TOTALS	2,911		2,535	253,246
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L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0 100	0	0	1,485.00	SF	4.00	4.00	100	2004	2004	3	86	5,108	
3	0940	SHEDS/PORT	0 100	7	10	70.00	SF	30.00	30.00	100	2004	2004	3	24	504	
4	0910	SCRN RM L	0 100	26	39	1,014.00	SF	15.00	15.00	100	2004	2004	3	24	3,650	
5	0861	POOL GUNIT	0 100	0	0	406.00	SF	85.00	85.00	100	2004	2004	3	40	13,804	
6	0845	KOOL DECK	0 100	0	0	608.00	SF	7.25	7.25	100	2004	2004	3	86	3,791	

LAND DESCRIPTION			TOTAL OB/XF 29,972													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,535	92.4480	109.78	278,292	2004	2004	0	0	0	91.00
1 SNGL FAM - 100% - 0				Heated Area: 2217				HX Base Yr			
The site map shows a property layout with three main areas: BAS 2004 (a large central area), FOP 2004 (a small rectangular area at the top), and FGR 2004 (a rectangular area at the bottom right). Dimensions are provided for various segments: 14, 4, 7, 25, 3, 15, 4, 39, 44, 12, 2, 6, 5, 13, 9, 21, 21, 12, 10, 2, 4, 8, 21, 21, 10, 12, 21, 2											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		335,231	
TOTAL MARKET OB/XF VALUE		29,972	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		440,203	
SOH/AGL Deduction		153,840	
ASSESSED VALUE		286,363	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		236,363	
TOTAL JUST VALUE		440,203	
NCON VALUE		81,985	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006436	ADDITION	101,952	04/25/2022
B0311561	NEW CONSTR	164,967	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1915	2/17/2023	DG U	I	11		100
GRANTOR: OSBORNE SUSAN P & HAR						
GRANTEE: OSBORNE JOSEPH RYAN						
1707/1457	10/27/2010	WD Q	I	01		242,500
GRANTOR: HARRIS URANA H & DAMI						
GRANTEE: OSBORNE SUSAN P & H						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2004] W15 FOP=[YR=2004] N3 W25 S7 E25 N4\$ S4 W25 N4 W14 S44 E12 FOP=[YR=2004] S8 E10 N4 W2 N5 W6 S1 W2\$ E2 N1 E6 S5 E13 FGR=[YR=2004] S12 E21 N21 W21 S9\$ N9 E21 N39 \$.															

OSBORNE JOSEPH RYAN & ASHLEY A
97265 CASTLE RIDGE DR
YULEE, FL 32097

43-3N-28-082A-0030-0000

[illegible]