BLOCK 218 LOTS A & B OF 3
CITY OF FDNA BEACH

OSBORNE ERIC THOMAS/OSBORNE KIMBERLY ANN ET AL
432 N 11TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0218-03A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

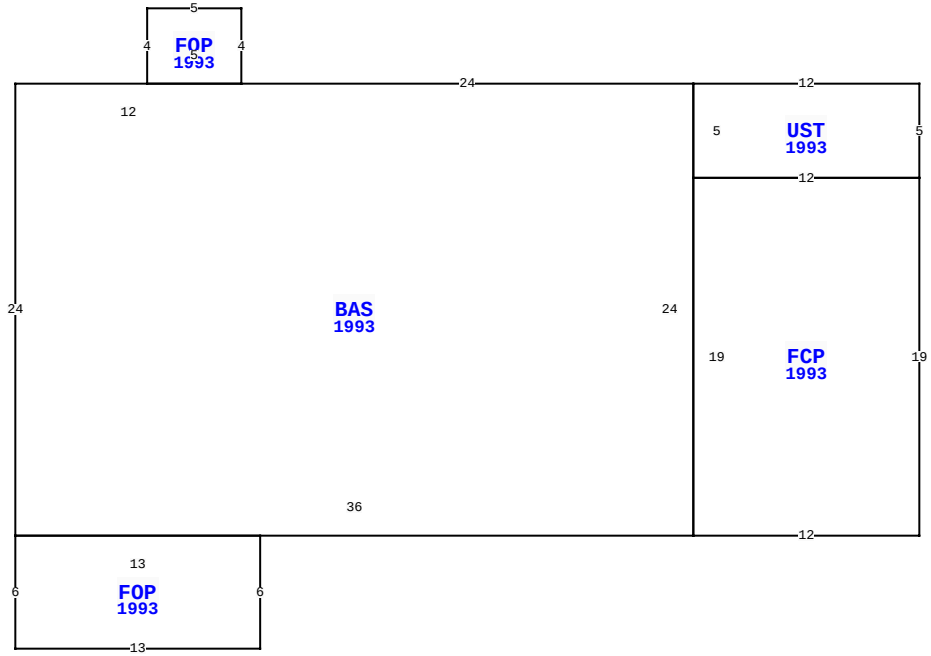
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	78,267
FCP	228	25	1993	57	5,163
FOP	20	30	1993	6	544
FOP	78	30	1993	23	2,084
UST	60	45	1993	27	2,446
TOTALS	1,250			977	88,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	977	110.8080	110.81	108,261	1960	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2017 Heated Area: 864 HX Base Yr 2017



432 N 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		88,503
TOTAL MARKET OB/XF VALUE		687
TOTAL LAND VALUE - MARKET		193,500
TOTAL MARKET VALUE		282,690
SOH/AGL Deduction		179,061
ASSESSED VALUE		103,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,907
TOTAL JUST VALUE		282,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173650	MTLROOF	5,500	11/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1497	8/05/2022	QC	U	I	11	100
GRANTOR: OSBORNE ERIC THOMAS &						
GRANTEE: OBBORNE MARCUS EVAN						
2048/1128	5/23/2016	SW	U	I	12	53,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: OSBORNE ERIC T						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W24 FOP=[YR=1993] N4 W5 S4 E5 $ W12 S24 FOP=[YR=1993] S6 E13 N6 W13 $ E36 FCP=[YR=1993] E12 N19 W12 S19 $ N24 $ S5 E12 N5 $.

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	0810	CONCRETE A	0	100	47	9	423.00	SF	6.50	6.50	100	1960	1960	3	20	550	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1960	1960	3	20	137	

LAND DESCRIPTION

TOTAL OB/XF 687

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	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	0.90	2,500.00	2,250.00	193,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 193,500 Market: 0 Agricultural: 0 Common: 193,500 PRINTED 07/30/2025 BY SYS