LOT 13
LONG POINT #1 PB 5/85-89

GOODALL CRAIG C & MARY E
2 OSPREY RD
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

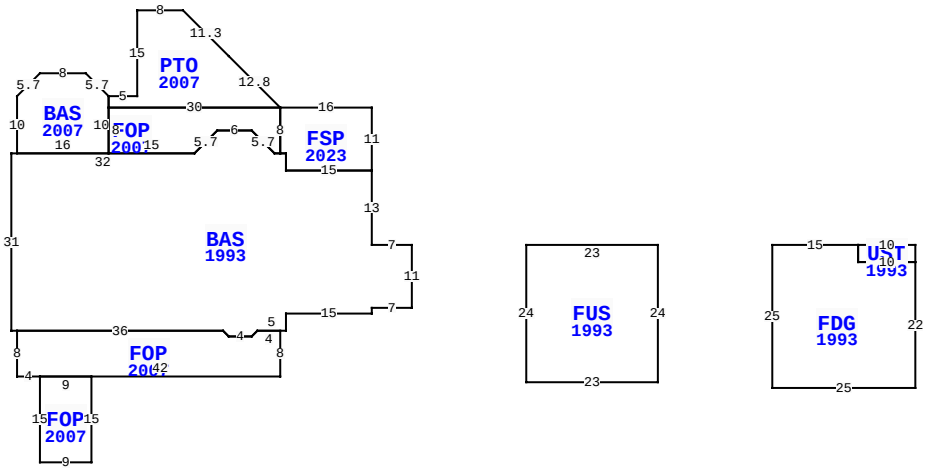
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100	1993	1,985	376,498
BAS	208	100	2007	208	39,452
FDG	595	60	1993	357	67,713
FOP	135	30	2007	40	7,587
FOP	200	30	2007	60	11,380
FOP	363	30	2007	109	20,674
FSP	173	40	2023	69	13,087
FUS	552	100	1993	552	104,699
PTO	291	5	2007	15	2,845
UST	30	45	1993	14	2,655
TOTALS	4,532			3,409	646,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,409	144.6350	228.52	779,025	1988	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2020 Heated Area: 2745 HX Base Yr 2020



2 OSPREY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		646,591
TOTAL MARKET OB/XF VALUE		10,492
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,407,083
SOH/AGL Deduction		542,249
ASSESSED VALUE		864,834
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		814,112
TOTAL JUST VALUE		1,407,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,378,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016368	ADDITION	5,389	11/23/2021
P1216230	ADD LAUSNK	0	11/01/2012
M10226	MECH OTHER	300	08/01/2005
4675	NEW CONSTR	85,405	02/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/1376	6/24/2019	WD	Q	I	02	960,000
GRANTOR: QUINBY ROBERT K & JAN						
GRANTEE: GOODALL CRAIG C & M						
1908/1048	3/24/2014	TD	U	I	11	100
GRANTOR: QUINBY ROBERT K & JAN						
GRANTEE: QUINBY ROBERT K & J						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	1075	TRELLIS G	0	100	0	0	64.00	SF	35.00	35.00	100	1988	1988	3	20	448	
3	1125	CB/STC 6"	0	100	0	0	35.00	SF	7.35	7.35	100	1988	1988	3	52	134	
4	0812	CONCRETE C	0	100	0	0	2,870.00	SF	4.00	4.00	100	1988	1988	3	52	5,970	
5	0855	CONC PAVER	0	100	0	0	314.00	SF	10.00	10.00	100	2006	2006	3	86	2,700	

BUILDING DIMENSIONS

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BAS=[YR=1993;ORIG=0,0] W7 N13 W15 N3 W1 W1 U4L4 W6 D4L4 W32
S31 E36 D1R1 E4 U1R1 E5 N3 E15 N1 E7 N11 $
FDG=[YR=1993;ORIG=63,0] E15 S3 E10 S22 W25 N25 $
FUS=[YR=1993;ORIG=20,0] E23 S24 W23 N24 $
FOP=[YR=2007;ORIG=-69,15] S8 E4 E42 N8 W4 D1L1 W4 U1L1 W36 $
PTO=[YR=2007;ORIG=-23,-24] U9L9 U8L8 W8 S15 W5 S2 E30 $
BAS=[YR=2007;ORIG=-53,-26] U4L4 W8 D4L4 S10 E16 N10 $
FOP=[YR=2007;ORIG=-23,-16] N8 W30 S8 E15 U4R4 E6 D4R4 E1 $
FOP=[YR=2007;ORIG=-65,23] S15 E9 N15 W9 $
UST=[YR=1993;ORIG=78,0] E10 S3 W10 N3 $
PTR=[ORIG=0,0] E20 W20 $
PTR=[ORIG=0,0] E63 W63 $
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LAND DESCRIPTION

TOTAL OB/XF 10,492

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							

REVIEW DATE 02/26/2024 BY TW Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS