



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		12	CEDAR 100		0100	01	1,648	118.8810	118.88	195,914	1981	2005	0	0	0	9.50	90.50	VALUATION BY				STANDARD												
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2001										Heated Area: 1530				HX Base Yr 2001															
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		08	DECORATIVE 60																															
Interior Wall		05	DRYWALL 40																															
Interior Floo		09	PINE WOOD 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
BUD8 Adjustme		04	DIST 01 100																															
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,530	100	1993	1,530	164,607																													
FOP	392	30	1993	118	12,695																													
TOTALS		1,922			1,648	177,302																												
EXTRA FEATURES					95119 OSBORNE TRL, FERNANDINA BEACH										BLD DATE					LGL DATE					05/09/2025					MLU				
										XF DATE					LAND DATE																			
										INC DATE					AG DATE																			
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	0510	GARAGE WD-	0	100	48	16	768.00	SF	26.25	26.25	100	2007	2007	3	44	8,870																		
2	0510	GARAGE WD-	0	100	48	12	576.00	SF	26.25	26.25	100	2007	2007	3	44	6,653																		
3	0350	CARPORT WD	0	100	48	12	576.00	SF	6.50	6.50	100	2007	2007	3	27	1,011																		
4	0912	SCRN RM G	0	100	48	16	768.00	SF	12.00	12.00	100	2007	2007	3	27	2,488																		
5	0681	POLE SHED	0	100	62	24	1,488.00	SF	15.00	15.00	100	2007	2007	3	44	9,821																		
6	0350	CARPORT WD	0	100	0	0	1,008.00	SF	13.00	13.00	100	2007	2007	3	27	3,538																		
7	0820	WOOD WALK	0	100	77	4	308.00	SF	11.75	11.75	100	2007	2007	3	40	1,448																		
8	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2007	2007	3	27	1,555																		
9	1076	TRELLIS A	0	100	14	6	84.00	SF	7.50	7.50	100	2007	2007	3	44	277																		
LAND DESCRIPTION										TOTAL OB/XF										35,661														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000100	C	RES	100	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000																	