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

OSBORNE MARCUS EVAN & CASEY ALEXANDRIA
432 N 11TH STREET
FERNANDINA BEACH, FL 32034

2026

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

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

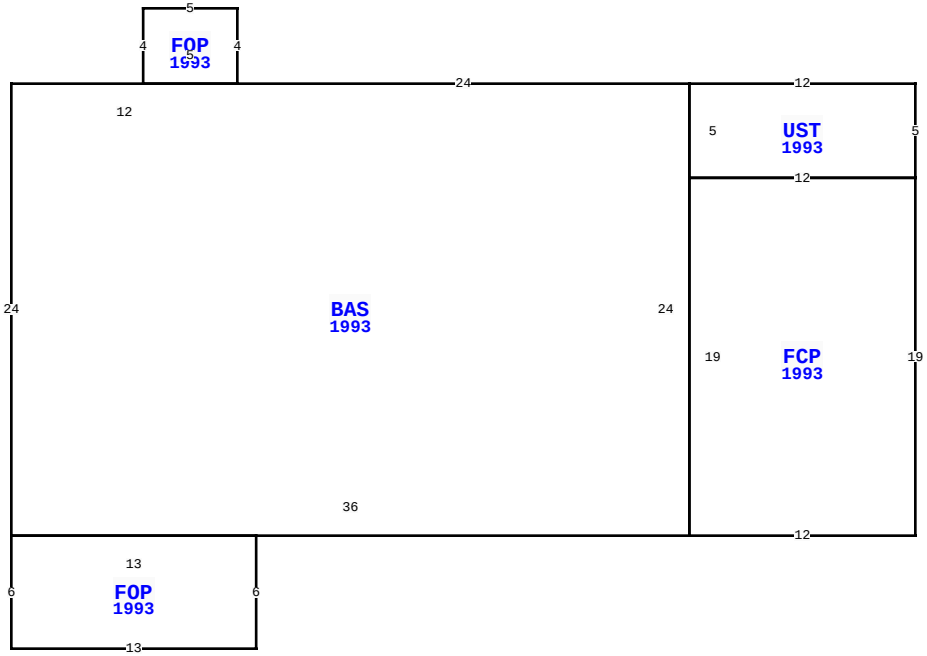
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	81,929
FCP	228	25	1993	57	5,405
FOP	20	30	1993	6	569
FOP	78	30	1993	23	2,181
UST	60	45	1993	27	2,560
TOTALS	1,250			977	92,644

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	116.35	113,674	1960	1980	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 2026 Heated Area: 864 HX Base Yr 2026



432 N 11TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		92,644
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		193,500
TOTAL MARKET VALUE		286,144
SOH/AGL Deduction		0
ASSESSED VALUE		286,144
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,733
TOTAL JUST VALUE		286,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,690

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
2809/945	8/11/2025	QC	U	I	11	92,500
GRANTOR: OSBORNE ERIC THOMAS						
GRANTEE: OSBORNE MARCUS EVAN						
2582/1497	8/05/2022	QC	U	I	11	100
GRANTOR: OSBORNE ERIC THOMAS &						
GRANTEE: OBBORNE MARCUS EVAN						

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

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 193,500 Market: 0 Agricultural: 0 Common: 193,500 PRINTED 07/09/2026 BY SYS