PT E1/2 OF NW1/4 PAR 5-7
(EX PAR 5-3) PT OR 729/1436

OSBORNE RODNEY S & SHERRI L
95119 OSBORNE TRAIL
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

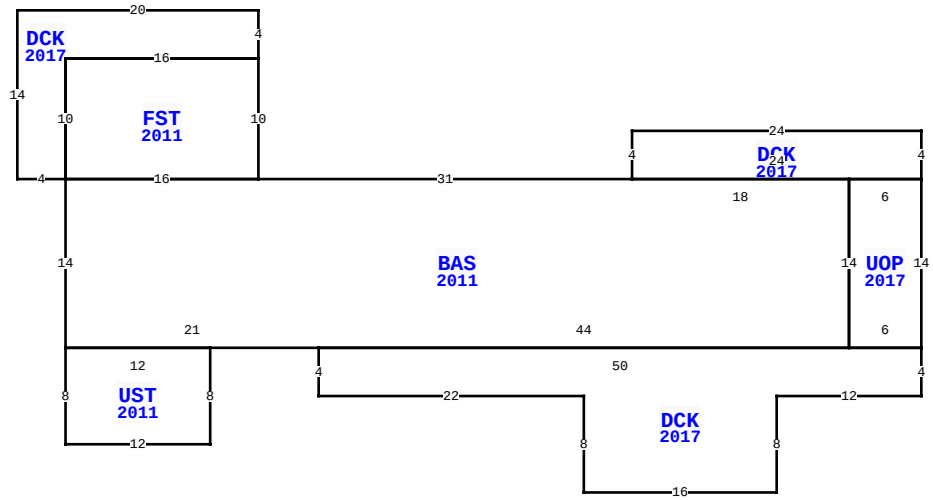
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	910	100	2011	910	24,551
DCK	96	15	2017	14	378
DCK	120	15	2017	18	486
DCK	328	15	2017	49	1,322
FST	160	65	2011	104	2,806
UOP	84	25	2017	21	567
UST	96	55	2011	53	1,430
TOTALS	1,794			1,169	31,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,169	105.8000	89.93	105,128	1988	1995	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 910 HX Base Yr



95096 OSBORNE TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,538
TOTAL MARKET OB/XF VALUE	1,997
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	138,535
SOH/AGL Deduction	58,621
ASSESSED VALUE	79,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,914
TOTAL JUST VALUE	138,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0729/1436	5/16/1995	WD	Q	V	05	35,000
GRANTOR: UNITED COMPANIES LEND						
GRANTEE: OSBORNE RODNEY & SH						
0729/1434	5/16/1995	QC	Q	V	02	100
GRANTOR: UNITED COMPANIES FINA						
GRANTEE: UNITED COMPANIES LE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2017] W24 S4 BAS=[YR=2011] W31 FST=[YR=2011] N10 DCK=[YR=2017] N4 W20 S14 E4 N10 E16$ W16 S10 E16 $ W16 S14 UST=[YR=2011] S8 E12 N8 W12 $ E21 DCK=[YR=2017] S4 E22 S8 E16 N8 E12 N4 UOP=[YR=2017] N14 W6 S14 E6$ W50$ E44 N14 W18$ E24 N4$.

EXTRA FEATURES

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	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	2010	2010	3	52	1,997	

LAND DESCRIPTION

TOTAL OB/XF 1,997

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0002	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	100,000.00	100,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.05 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS