PT OR 947/449
ESMT IN OR 366 PG 697

OSBORNE RODNEY & SHERRIE
95119 OSBORNE TRAIL
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0005-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
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

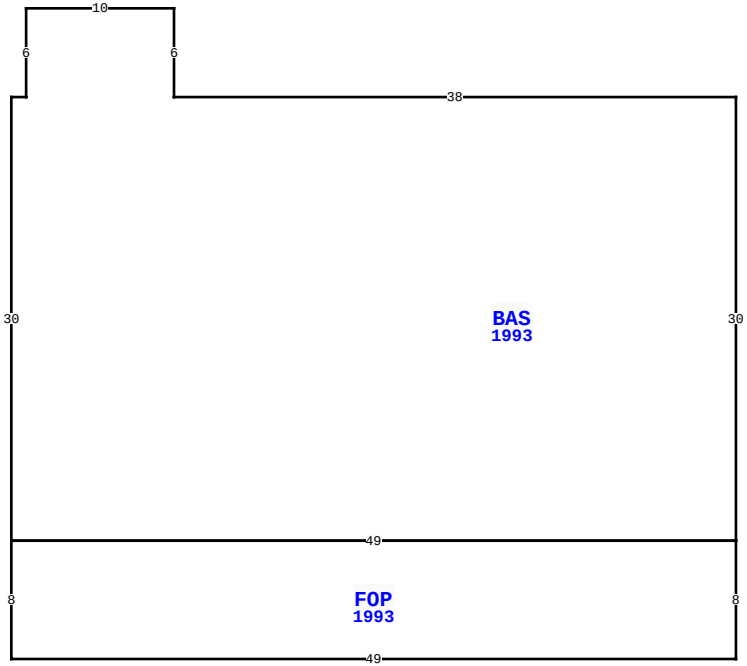
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1993	1,530	171,891
FOP	392	30	1993	118	13,257
TOTALS	1,922			1,648	185,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	118.8810	124.83	205,720	1981	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2001 Heated Area: 1530 HX Base Yr 2001



95119 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		185,148
TOTAL MARKET OB/XF VALUE		39,923
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		325,071
SOH/AGL Deduction		182,836
ASSESSED VALUE		142,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,824
TOTAL JUST VALUE		325,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/0449	8/29/2000	WD	Q	I	06	52,000
GRANTOR: PATEL ASHOK M & JILL						
GRANTEE: OSBORNE RODNEY S &						
0946/1342	8/24/2000	QC	U	I	09	3,000
GRANTOR: PATEL ASHOK M & JILL						
GRANTEE: OSBORNE RODNEY & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 N6 W10 S6 W1 S30 FOP=[YR=1993] S8 E49 N8 W49 $ E49 N30 $.

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	0510	GARAGE WD-	0	100	48	16	768.00	SF	35.00	35.00	100	2007	2007	3	40	10,752	
2	0510	GARAGE WD-	0	100	48	12	576.00	SF	35.00	35.00	100	2007	2007	3	40	8,064	
3	0350	CARPORT WD	0	100	48	12	576.00	SF	13.00	13.00	100	2007	2007	3	24	1,797	
4	0912	SCRN RM G	0	100	48	16	768.00	SF	21.00	21.00	100	2007	2007	3	24	3,871	
5	0681	POLE SHED	0	100	62	24	1,488.00	SF	15.00	15.00	100	2007	2007	3	40	8,928	
6	0350	CARPORT WD	0	100	0	0	1,008.00	SF	13.00	13.00	100	2007	2007	3	24	3,145	
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	24	1,382	
9	1076	TRELLIS A	0	100	14	6	84.00	SF	7.50	7.50	100	2007	2007	3	85	536	

LAND DESCRIPTION

TOTAL OB/XF 39,923

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	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS