LOT 64
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

MAXIE KEITH O'BRYON & ARIANE N
95368 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0064-0000

BUILDING CHARACTERISTICS

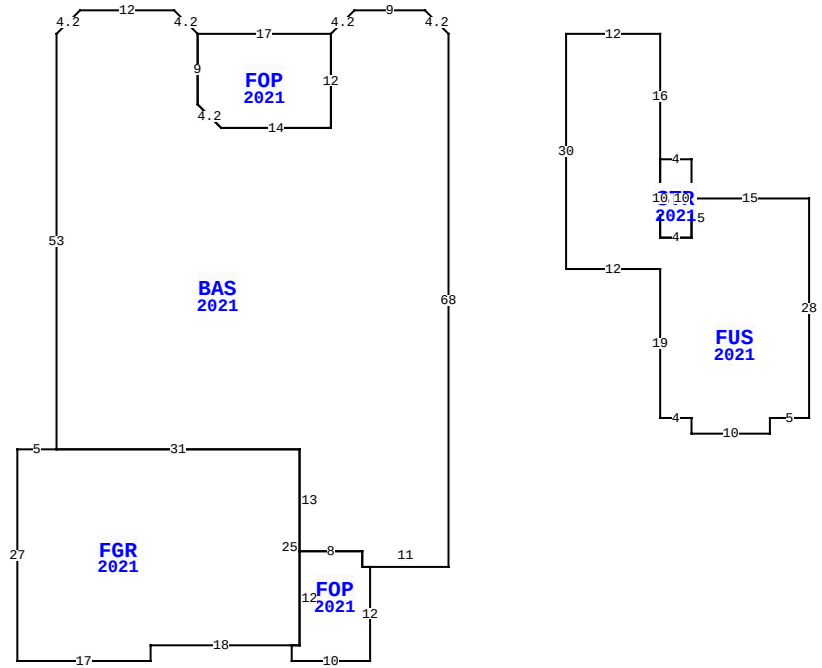
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,801	100	2,801	253,338
FGR	934	55	514	46,489
FOP	126	30	38	3,437
FOP	200	30	60	5,427
FUS	892	100	892	80,678
STR	40	10	4	362
TOTALS	4,993		4,309	389,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,309	100.7160	90.90	391,688	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 3693 HX Base Yr 2022



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95368 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,730
TOTAL MARKET OB/XF VALUE		7,808
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		472,538
SOH/AGL Deduction		39,431
ASSESSED VALUE		433,107
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		383,107
TOTAL JUST VALUE		472,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112023	SOLAR PANELS	53,000	09/09/2021
B2011842	NEW CONSTR	500,828	12/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0122	6/22/2021	WD	Q	I	01	424,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAXIE KEITH O'BRYON						
2395/1495	9/25/2020	WD	U	V	30	840,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W9 D3 L3 FOP=[YR=2021] W17 S9 D3 R3 E14 N12 $S12 W14 U3 L3 N9 U3 L3 W12 D3 L3 S53
FGR=[YR=2021] W5 S27 E17 N2 E18 FOP=[YR=2021] S2 E10 N12 W1 N2 W8 S12 W1$ E1 N25 W31$ E31 S13 E8 S2 E11 N68$ PTR=E15
FUS=[YR=2021] E12 S16 STR=[YR=2021] E4 S10 W4 N10$ S10 E4 N5 E15 S28 W5 S2 W10 N2 W4 N19 W12 N30$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,077.00	SF	4.00	4.00	100	2021	2021	3	100	4,308	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 7,808

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/09/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS