

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

2024

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/LAMMT 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

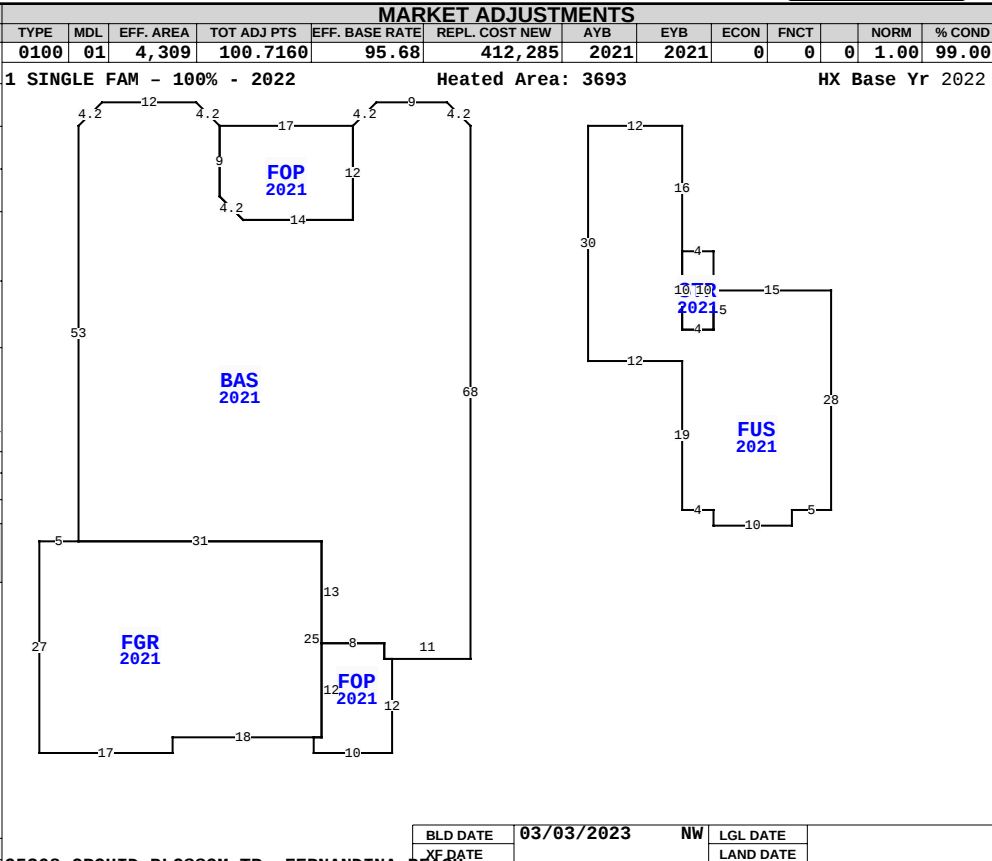
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	265,320
FGR	934	55	514	48,688
FOP	126	30	38	3,600
FOP	200	30	60	5,684
FUS	892	100	892	84,494
STR	40	10	4	379

TOTALS	4,993		4,309	408,162
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,077.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	



95368 ORCHID BLOSSOM TR, FERNANDINA BEACH											
TOTAL OB/XF 7,730											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						408,162					
TOTAL MARKET OB/XF VALUE						7,730					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						490,892					
SOH/AGL Deduction						44,792					
ASSESSED VALUE						446,100					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						396,100					
TOTAL JUST VALUE						490,892					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						472,538					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240005044	NEW SFR (T) 4863	500,828	04/29/2024
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											
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\$.											