

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

MAXIE KEITH O'BRYON  
95368 ORCHID BLOSSOM TR  
FERNANDINA BEACH, FL 32034

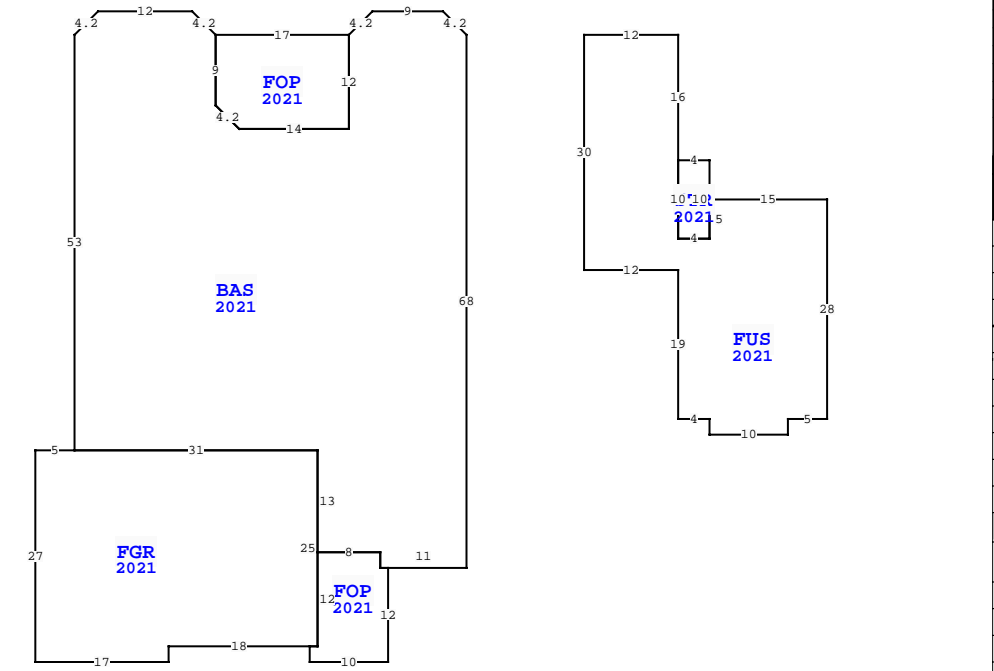
2025

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	13	LVT/LAMTM	50
Interior Floor	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	YEAR
BAS	2,801	100	2021
FGR	934	55	2021
FOP	126	30	2021
FOP	200	30	2021
FUS	892	100	2021
STR	40	10	2021
TOTALS	4,993		

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	100.72	434,002	2021	2021	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2022 Heated Area: 3693 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			427,492
TOTAL MARKET OB/XF VALUE			7,730
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			520,222
SOH/AGL Deduction			61,185
ASSESSED VALUE			459,037
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			408,315
TOTAL JUST VALUE			520,222
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			490,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005044	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
2767/1453	11/18/2024	QC	U	I	11	100
GRANTOR: MAXIE KEITH O'BRYON						
GRANTEE: MAXIE KEITH O'BRYON						
2473/0122	6/22/2021	WD	Q	I	01	424,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAXIE KEITH O'BRYON						

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	0812	CONCRETE C	0	100	0	0		1,077.00	SF	4.00	4.00	100	2021	2021	3	99	4,265
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] U3 L3 W9 D3 L3 FOP=[YR=2021] W17 S9 D3 R3 E14 N12 S\$12 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\$ .	

LAND DESCRIPTION												TOTAL OB/XF												
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							