

OBRIEN REAL ESTATE HOLDING LLC
1844 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-127A-0001-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		2	
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE								692,052	
TOTAL MARKET OB/XF VALUE								33,440	
TOTAL LAND VALUE - MARKET								639,000	
TOTAL MARKET VALUE								1,364,492	
SOH/AGL Deduction								298,532	
ASSESSED VALUE								1,065,960	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								1,065,960	
TOTAL JUST VALUE								1,364,492	
NCON VALUE								193,179	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								1,057,746	
DBA: FERNANDINA BEACH ANIMAL CLINIC									
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
BLDC-2025-0		PROVIDE NEW VETER			600,000		10/24/2025		
20150882		REMODEL			2,000		04/23/2015		
20150830		REMODEL			500		04/17/2015		
20141383		REPAIR/RRF			11,000		06/26/2014		
20101028		H/AC			5,400		06/22/2010		
9678-B		ADDITION			56,000		03/15/1996		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2171/1671		11/20/2017		QC	U	I	11	100	
GRANTOR: O'BRIEN JAMES M & TIN									
GRANTEE: O'BRIEN REAL ESTATE									
0567/0311		4/07/1989		WD	Q	V		83,800	
GRANTOR: BRANDON & LANE									
GRANTEE: O'BRIEN JAMES M									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-50,16] S11 W3 S19 E3 S40 E16 E18 E16 N86 W15 S16 W5 S8 W18 N8 W12 \$ BAS=[YR=1996;ORIG=-22,-17] N12 W28 S45 E12 E4 N16 U0R4 N17 E8 \$ FST=[YR=1993;LABEL=kennels;ORIG=0,-17] W18 W4 W8 S17 W4 S16 E14 E5 N16 E15 N17 \$ BAS=[YR=2010;ORIG=0,-17] N12 W14 D4L4 S8 E18 \$ CAN=[YR=1993;ORIG=-34,86] S10 E18 N10 W18 \$ FST=[YR=1993;LABEL=kennels;ORIG=-20,16] W14 W4 S8 E18 N8 \$ CAN=[YR=1997;ORIG=-14,-29] W8 S12 E4 N8 U4R4 \$.									
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
39,000									
Common: 639,000 PRINTED 07/09/2026 BY SYS									