

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

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

2026

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,801	100	2021	2,801	290,282
FGR	934	55	2021	514	53,269
FOP	126	30	2021	38	3,939
FOP	200	30	2021	60	6,218
FUS	892	100	2021	892	92,442
STR	40	10	2021	4	415
TOTALS	4,993			4,309	446,563

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	105.75	455,677	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022						Heated Area: 3693		HX Base Yr 2022			
The floor plan diagram illustrates a building layout with four distinct areas: BAS 2021 (a large central area), FGR 2021 (a rectangular area at the bottom left), FOP 2021 (a small square area at the top left), and FUS 2021 (a rectangular area at the bottom right). Dimensions are provided for various sections of the building, including wall lengths and room widths. The layout is complex, with multiple rooms and corridors. The areas are labeled in blue text within the diagram.											
BLD DATE		03/03/2023		NW		LGL DATE		04/23/2025			
XF DATE						LAND DATE		ML			