



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

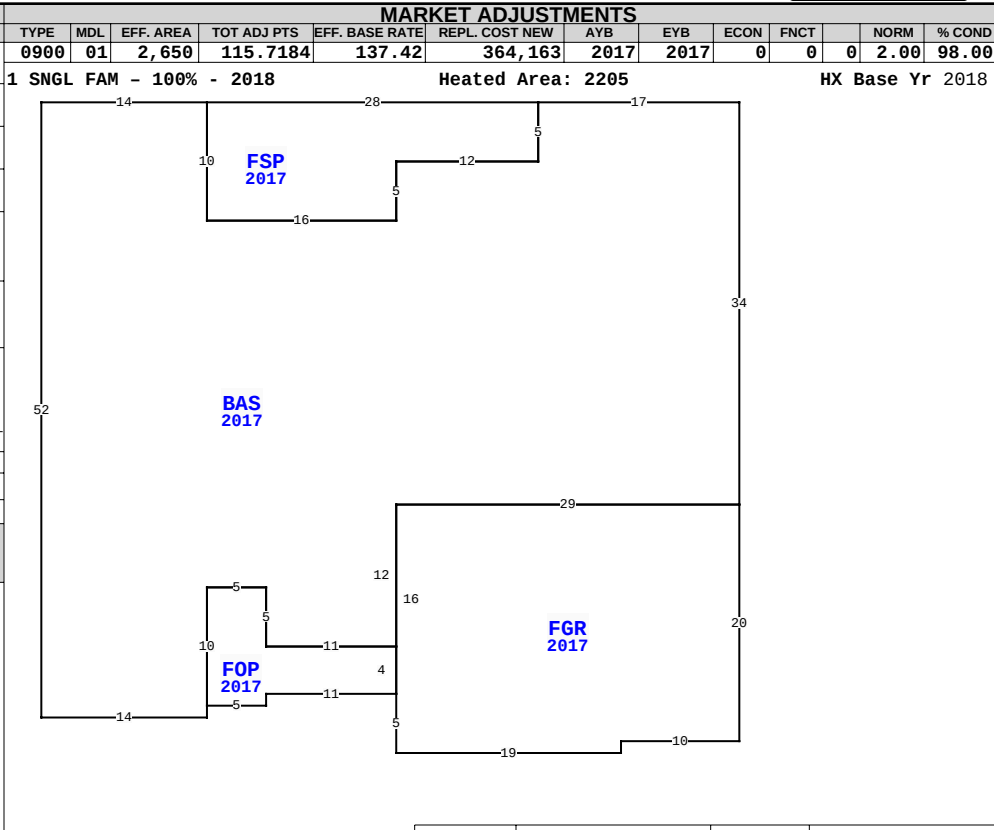
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2,205	296,951
FGR	599	55	329	44,307
FOP	94	30	28	3,771
FSP	220	40	88	11,851

TOTALS	3,118		2,650	356,880
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	20	3	60.00	SF	10.00	
2	0855	CONC PAVER	0 100	41	29	1,189.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	475.00	SF	10.00	



96115 GRANDE OAKS LN, FERNANDINA BEACH
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UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
60.00	SF	10.00	10.00	100	2017	2017	3	97	582	
1,189.00	SF	10.00	10.00	100	2017	2017	3	97	11,533	
475.00	SF	10.00	10.00	100	2020	2020	3	99	4,703	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					356,880				
TOTAL MARKET OB/XF VALUE					16,818				
TOTAL LAND VALUE - MARKET					93,500				
TOTAL MARKET VALUE					467,198				
SOH/AGL Deduction					204,441				
ASSESSED VALUE					262,757				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					212,757				
TOTAL JUST VALUE					467,198				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					402,811				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701094	CO ISSUED	0	08/16/2017
B1701094	EMERALD HOMES	286,585	02/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/177	4/13/2023	SW	U	I	11	100
GRANTOR:MCQUESTEN BRIAN R						
GRANTEE:MCQUESTEN BRIAN R R						
2632/175	4/13/2023	SW	U	I	11	100
GRANTOR:MCQUESTEN BRIAN REV T						
GRANTEE:MCQUESTEN BRIAN R						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FSP=[YR=2017] W28 S10 E16 N5 E12 N5\$ S5 W12 S5 W16 N10 W14 S52 E14 N1 FOP=[YR=2017] E5 N1 E11 FGR=[YR=2017] S5 E19 N1 E10 N20 W29 S16\$ N4 W11 N5 W5 S10\$ N10 E5 S5 E11 N12 E29 N34\$.									