LOT 56
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

MCQUESTEN BRIAN REV TRUST/MCQUESTEN BRIAN R TRUSTE
96115 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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

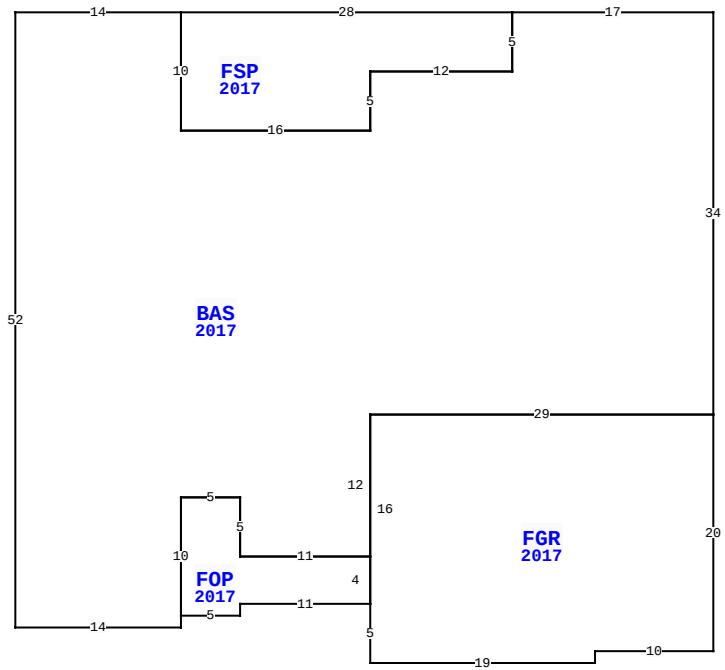
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2017	2,205	326,710
FGR	599	55	2017	329	48,747
FOP	94	30	2017	28	4,149
FSP	220	40	2017	88	13,039
TOTALS	3,118			2,650	392,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,650	115.7184	152.75	404,788	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2205 HX Base Yr 2018



96115 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,644
TOTAL MARKET OB/XF VALUE		16,645
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		546,789
SOH/AGL Deduction		268,300
ASSESSED VALUE		278,489
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,767
TOTAL JUST VALUE		546,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,057

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

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$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	100	2017	2017	3	96	576	
2	0855	CONC PAVER	0	100	41	29	1,189.00	SF	10.00	10.00	100	2017	2017	3	96	11,414	
3	0855	CONC PAVER	0	100	0	0	475.00	SF	10.00	10.00	100	2020	2020	3	98	4,655	

LAND DESCRIPTION

TOTAL OB/XF 16,645

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500							

REVIEW DATE 06/18/2021 BY KWA Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/30/2025 BY SYS