BLK 1 LOT 4
OYSTER BAY #1 PB 5/262

QUARLES LIVING TRUST/QUARLES JAMES E TRUSTEE
96117 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5480-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

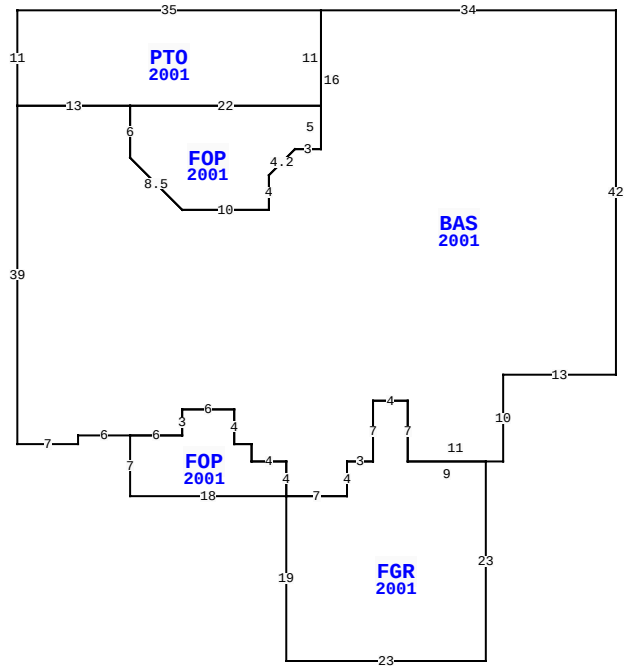
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,775	100	2001	2,775	461,042
FGR	529	55	2001	291	48,347
FOP	130	30	2001	39	6,479
FOP	209	30	2001	63	10,467
PTO	385	5	2001	19	3,157
TOTALS	4,028			3,187	529,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,187	118.8180	187.73	598,296	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2002 Heated Area: 2775 HX Base Yr 2002



96117 OYSTER BAY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		529,492
TOTAL MARKET OB/XF VALUE		23,179
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		695,171
SOH/AGL Deduction		335,277
ASSESSED VALUE		359,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,172
TOTAL JUST VALUE		695,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		669,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B047614	NEW CONSTR	129,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0553	1/11/2022	WD	U	I	11	100
GRANTOR: QUARLES JAMES E & JAN						
GRANTEE: QUARLES LIVING TRUS						
0945/0357	8/16/2000	TD	Q	V		47,000
GRANTOR: MORRIS W A TRUSTEE						
GRANTEE: QUARLES JAMES E & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W34 PTO=[YR=2001] W35 S11 E13 FOP=[YR=2001] S6 D6 R6 E10 N4 R3 U3 E3 N5 W22$ E22 N11$ S16 W3 L3 D3 S4 W10 U6 L6 N6 W13 S39 E7 N1 E6 FOP=[YR=2001] S7 E18 FGR=[YR=2001] S19 E23 N23 W9 N7W4 S7 W3 S4 W7 $ N4 W4 N2 W2 N4 W6 S3 W6 $ E6 N3 E6 S4 E2 S2 E4 S4 E7 N4 E3 N7 E4 S7 E11 N10 E13 N42 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0855	CONC PAVER	0	100	0	0	2,357.00	SF	10.00	10.00	100	2001	2001	3	79	18,620	
3	1123	CB 8"	0	100	13	8	42.00	SF	6.15	6.15	100	2001	2001	3	79	204	
4	0911	SCRN RM A	0	100	35	11	385.00	SF	17.50	17.50	100	2004	2004	3	21	1,415	

LAND DESCRIPTION

TOTAL OB/XF 23,179

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS