

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

2026

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



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			
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	342,260
FGR	599	55	2017	329	51,068
FOP	94	30	2017	28	4,346
FSP	220	40	2017	88	13,660
TOTALS	3,118			2,650	411,333

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	160.85	426,252	2017	2017	0	0	3.50	96.50
1 SNGL FAM		100% - 2018		Heated Area: 2205						HX Base Yr 2018	
The floor plan diagram illustrates a building layout with four distinct areas labeled in blue: FSP 2017 (top left), BAS 2017 (center left), FOP 2017 (bottom left), and FGR 2017 (bottom right). The layout is defined by a series of connected line segments with numerical dimensions. The left boundary is a vertical line of length 52. The top boundary consists of segments of length 14, 28, and 17. The right boundary is a vertical line of length 34. The bottom boundary is a horizontal line of length 14. Internal dimensions include: a vertical segment of 19 for FSP 2017, a horizontal segment of 16, a vertical segment of 5, a horizontal segment of 12, a vertical segment of 5, a horizontal segment of 11, a vertical segment of 12, a horizontal segment of 16, a vertical segment of 5, a horizontal segment of 11, a vertical segment of 4, a horizontal segment of 11, a vertical segment of 5, a horizontal segment of 19, and a vertical segment of 20 for FGR 2017. The total area is 2205.											
BLD DATE						LGL DATE		04/22/2026			
XF DATE						LAND DATE		MLU			