LOT 77
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

KERSTETTER ERIC L & SHANNON O
96577 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0680-0077-0000

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

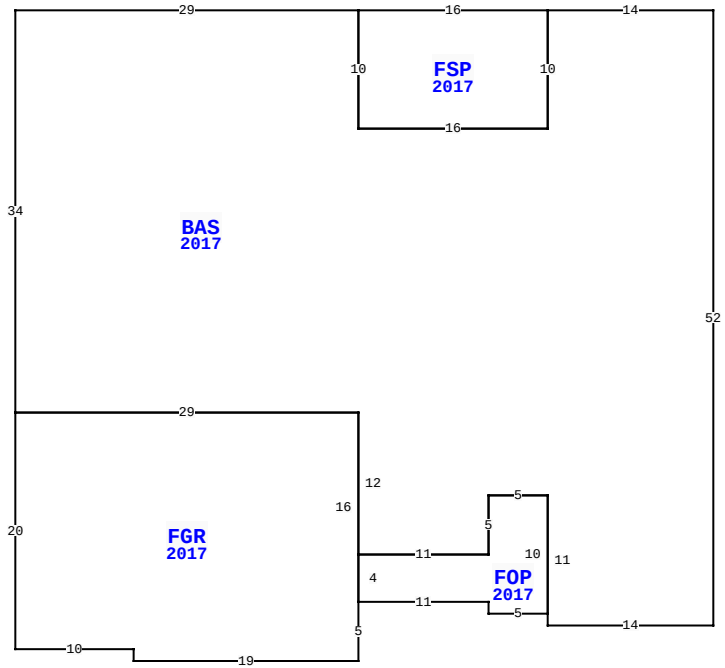
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2,265	305,031
FGR	599	55	329	44,307
FOP	94	30	28	3,771
FSP	160	40	64	8,619
TOTALS	3,118		2,686	361,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,686	115.7184	137.42	369,110	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 2265 HX Base Yr 2022



96577 GRANDE OAKS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,728
TOTAL MARKET OB/XF VALUE		13,376
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		468,604
SOH/AGL Deduction		51,691
ASSESSED VALUE		416,913
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		366,913
TOTAL JUST VALUE		468,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632965	CO ISSUED	0	03/31/2017
B1632965	NEW CONSTR	288,748	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/1160	3/26/2021	WD	Q	I	01	430,000
GRANTOR: WILLIAMS DAVID L						
GRANTEE: KERSTETTER ERIC L &						
2115/1820	4/21/2017	SW	Q	I	01	359,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WILLIAMS DAVID L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FSP=[YR=2017] W16 S10 E16 N10$ S10 W16 N10 W29 S34 FGR=[YR=2017] S20 E10 S1 E19 N5 FOP=[YR=2017] E11 S1 E5 N10 W5 S5 W11 S4$ N16 W29$ E29 S12 E11 N5 E5 S11 E14 N52$.

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	21	3	63.00	SF	10.00	10.00	100	2017	2017	3	97	611	
2	0855	CONC PAVER	0	100	47	28	1,316.00	SF	10.00	10.00	100	2017	2017	3	97	12,765	

LAND DESCRIPTION

TOTAL OB/XF 13,376

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	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500							

REVIEW DATE 02/08/2018 BY DJ Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/02/2023 BY SYS