

LOT 77
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

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

2024

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



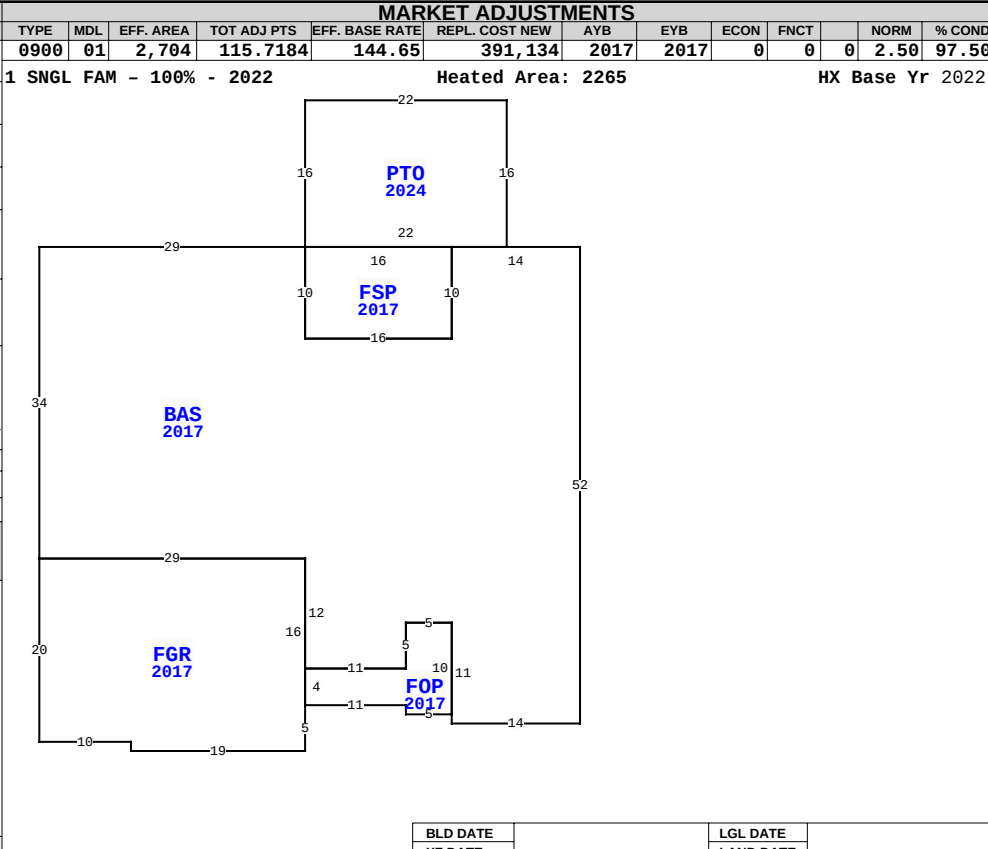
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	319,441
FGR	599	55	329	46,400
FOP	94	30	28	3,949
FSP	160	40	64	9,027
PTO	352	5	18	2,539
TOTALS	3,470		2,704	381,356

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	21	3	63.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	47	28	1,316.00	SF	10.00	10.00

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		RSF-1	0.00	0.00	1.00



96577 GRANDE OAKS LN, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			381,356
TOTAL MARKET OB/XF VALUE			13,376
TOTAL LAND VALUE - MARKET			93,500
TOTAL MARKET VALUE			488,232
SOH/AGL Deduction			56,273
ASSESSED VALUE			431,959
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			381,959
TOTAL JUST VALUE			488,232
NCON VALUE			2,539
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			468,604

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;ORIG=0,0] W14 S10 W16 N10 W29 S34 E29 S12 E11 N5 E5 S11 E14 N52 \$									
FGR=[YR=2017;ORIG=-59,34] S20 E10 S1 E19 N5 N16 W29 \$									
FSP=[YR=2017;ORIG=-14,0] W16 S10 E16 N10 \$									
FOP=[YR=2017;ORIG=-30,50] E11 S1 E5 N10 W5 S5 W11 S4 \$									
PTO=[YR=2024;ORIG=-30,0] E22 N16 W22 S16 \$									

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		RSF-1	0.00	0.00	1.00