

LOT 77
GRANDE OAKS AT AMELIA REPLAT
PB 7/280

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

2025

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



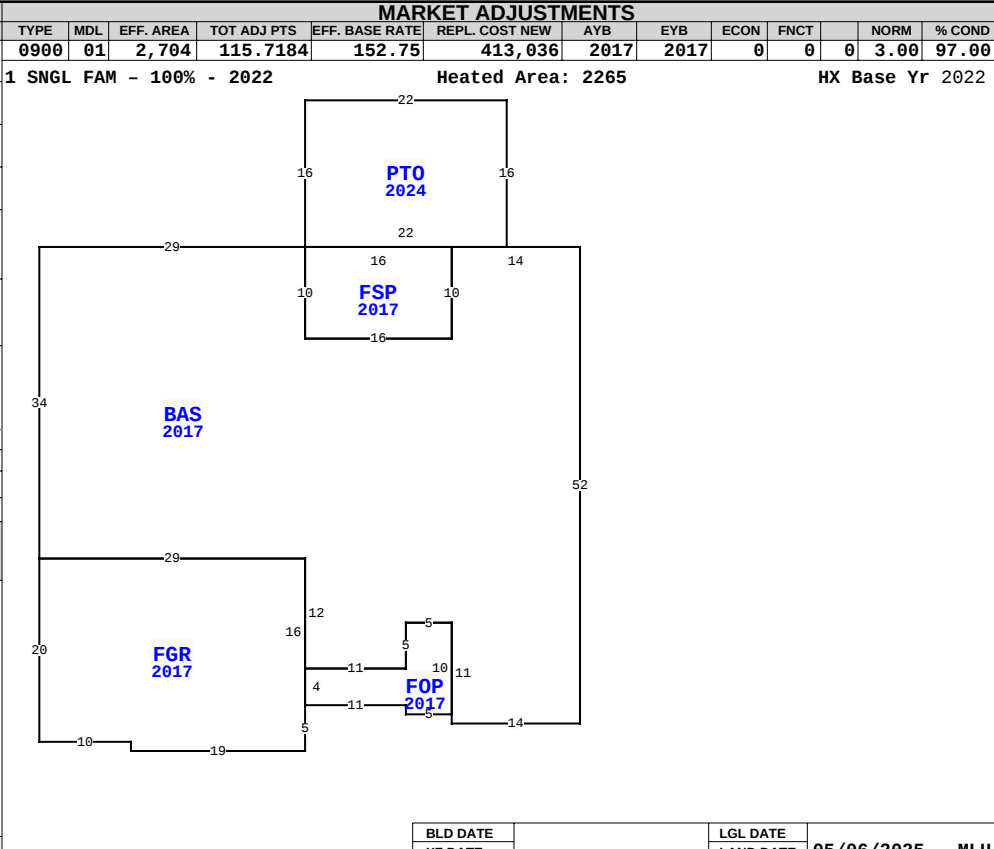
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2017	2,265	335,600
FGR	599	55	2017	329	48,747
FOP	94	30	2017	28	4,149
FSP	160	40	2017	64	9,483
PTO	352	5	2024	18	2,668
TOTALS	3,470			2,704	400,645

EXTRA FEATURES			27,734		400,045		
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	100	21	3	
2	0855	CONC PAVER	0	100	47	28	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	RES POND	100	



96577 GRANDE OAKS LN, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/06/2025
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				400,645	
TOTAL MARKET OB/XF VALUE				13,239	
TOTAL LAND VALUE - MARKET				137,500	
TOTAL MARKET VALUE				551,384	
SOH/AGL Deduction				106,898	
ASSESSED VALUE				444,486	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				393,764	
TOTAL JUST VALUE				551,384	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				488,232	

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	
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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 \$	