UNIT 104
IN OR 2393/904
OUTRIGGER VILLAS

PREVATTE LARRY & THERESA
5036 OUTRIGGER DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-0469-0104-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

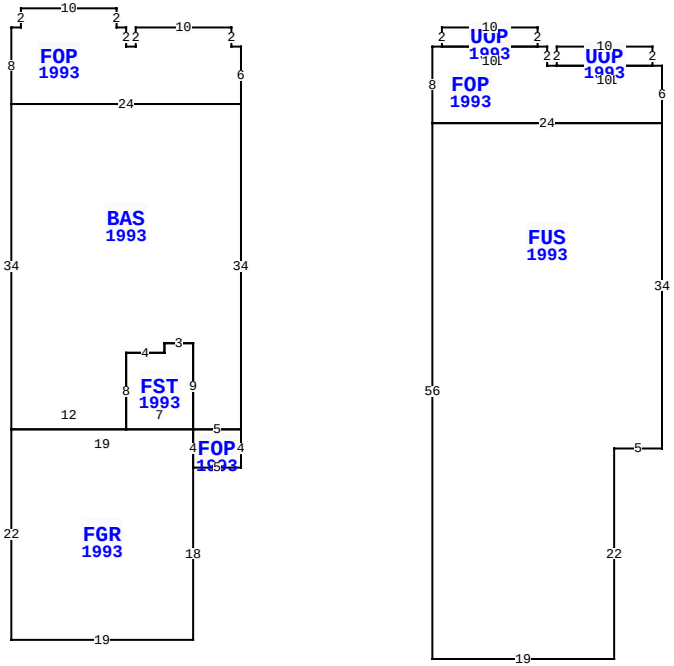
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3015.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	757	100	757	82,648
FGR	418	55	230	25,111
FOP	20	30	6	655
FOP	168	30	50	5,459
FOP	208	30	62	6,769
FST	59	55	32	3,493
FUS	1,234	100	1,234	134,726
UOP	20	20	4	437
UOP	20	20	4	437
TOTALS	2,904		2,379	259,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,379	138.4600	131.54	312,934	1988	1988	0	0	0	17.00	83.00

1 TOWNHOUSE - 100% - 2022 Heated Area: 1991 HX Base Yr 2022



5036 OUTRIGGER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		259,735
TOTAL MARKET OB/XF VALUE		13,309
TOTAL LAND VALUE - MARKET		1,000,000
TOTAL MARKET VALUE		1,273,044
SOH/AGL Deduction		230,444
ASSESSED VALUE		1,042,600
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		992,600
TOTAL JUST VALUE		1,273,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,091,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25029	REMODEL	5,050	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/0904	9/11/2020	WD	Q	I	01	925,000
GRANTOR: SPEAKS WILLIAM R LIVI						
GRANTEE: PREVATTE LARRY & TH						
1726/1851	2/24/2011	WD	Q	I	02	665,000
GRANTOR: NORD RANDELL K TRUSTE						
GRANTEE: SPEAKS WILLIAM R &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W10 S2 W1 N2 W1 N2 W10 S2 W1 S8
BAS=[YR=1993] S34 FGR=[YR=1993] S22 E19 N18 FOP=[YR=1993] E5 N4 W5 S4$ N4 FST=[YR=1993] N9 W3 S1 W4 S8 E7$ W19$ E12 N8 E4 N1 E3 S9 E5 N34 W24$ E24 N6$ PTR=E20 FOP=[YR=1993] E1 UOP=[YR=1993] N2 E10 S2 W10$ E11 S2 E1 UOP=[YR=1993] N2 E10 S2 W10$ E11 S6 FUS=[YR=1993] S34 W5 S22 W19 N56 E24$ W24 N8$ W20$.

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	64	17	1,088.00	SF	10.00	10.00	100	2013	2013	3	95	10,336	
2	0855	CONC PAVER	0	100	0	0	174.00	SF	10.00	10.00	100	2013	2013	3	95	1,653	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	

LAND DESCRIPTION

TOTAL OB/XF 13,309

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	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000							

REVIEW DATE 01/09/2017 BY DJ Total Acres: 0.00 Total Land Value: 1,000,000 Market: 0 Agricultural: 0 Common: 1,000,000 PRINTED 08/02/2023 BY SYS