UNIT 201
IN OR 905/696
OUTRIGGER VILLAS

WARTLUFT JUDY
2282 BROOKELAKE DRIVE
DUNWOODY, GA 30338

2023

00-SB-30-0469-0201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

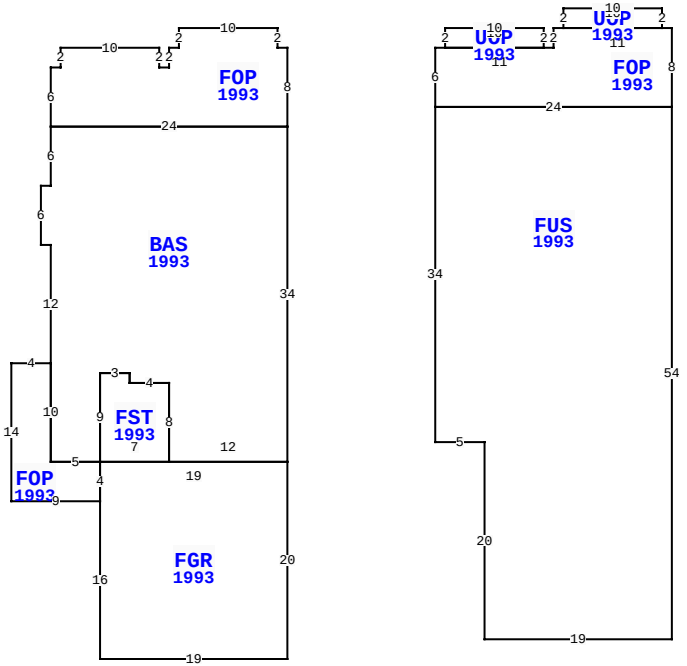
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
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	763	100	763	83,805
FGR	380	55	209	22,956
FOP	76	30	23	2,526
FOP	168	30	50	5,492
FOP	208	30	62	6,809
FST	59	55	32	3,515
FUS	1,196	100	1,196	131,364
UOP	20	20	4	439
UOP	20	20	4	439
TOTALS	2,890		2,343	257,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,343	138.4600	131.54	308,198	1989	1989	0	0	0	16.50	83.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1959 HX Base Yr



5054 OUTRIGGER DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	257,345
TOTAL MARKET OB/XF VALUE	9,568
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,316,913
SOH/AGL Deduction	309,279
ASSESSED VALUE	1,007,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,007,634
TOTAL JUST VALUE	1,316,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,126,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24375	REPAIR/RRF	8,371	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0905/0696	10/27/1999	WD	Q	I		565,000
GRANTOR: STEINBOCK ERICK & JUD						
GRANTEE: WARTLUFT JUDY						
0705/0363	5/23/1994	WD	Q	I		330,000
GRANTOR: JOHNSON MARTIN L & JE						
GRANTEE: STEINBOCK JUDY & ER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W10 S2 W1 S2 W1 N2 W10 S2 W1 S6
BAS=[YR=1993] S6 W1 S6 E1 S12 FOP=[YR=1993] W4 S14 E9
FGR=[YR=1993] S16 E19 N20 W19 S4$ N4 W5 N10 $ S10 E5
FST=[YR=1993] E7 N8 W4 N1 W3 S9 $ N9 E3 S1 E4 S8 E12 N34 W24
$ E24 N8 $ PTR= E15 FOP=[YR=1993] E1 UOP=[YR=1993] E10 N2 W10
S2 $ E11 N2 E1 UOP=[YR=1993] E10 N2 W10 S2 $ E11 S8
FUS=[YR=1993] S54 W19 N20 W5 N34 E24 $ W24 N6 $ W15 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
2	0855	CONC PAVER	0	0	0	0	780.00	SF	10.00	10.00	100	2013	2013	3	95	7,410	
3	0855	CONC PAVER	0	0	28	3	84.00	SF	10.00	10.00	100	2013	2013	3	95	798	

LAND DESCRIPTION

TOTAL OB/XF 9,568

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	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.05	1,000,000.00	1,050,000.00	1,050,000							

REVIEW DATE 01/09/2017 BY DJ Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 08/02/2023 BY SYS