



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	17	CB STUCCO 100	0320	01	2,497	137.3100	130.44	325,709	1989	1989	0	0	0	16.50	83.50	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 0% - 0													Heated Area: 2159														
Roof Cover	10	WD SHINGLE 100														HX Base Yr														
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													VALUATION BY													
DOR CODE			0100	SINGLE FAMILY													Tax Group: 8													
MAP NUM				MKT AREA													Tax Dist:													
NEIGHBORHOOD/LOC			3015.0100														STANDARD													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														BUILDING MARKET VALUE												
BAS	757	100	757	82,450														271,967												
FGR	418	55	230	25,051														7,619												
FOP	20	30	6	654														1,000,000												
FOP	208	30	62	6,753														1,279,586												
FST	59	55	32	3,485														292,810												
FUS	168	100	168	18,298														986,776												
FUS	1,234	100	1,234	134,404														0												
UOP	20	20	4	436														986,776												
UOP	20	20	4	436														1,279,586												
TOTALS	2,904		2,497	271,967														0												
EXTRA FEATURES					5058 OUTRIGGER DR, FERNANDINA BEACH													INCOME VALUE												
L N	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	PREVIOUS YEAR MKT VALUE												
1	0855	CONC PAVER	0	0	0	0	748.00	SF	10.00	10.00	100	2013	2013	3	95	7,106		1,098,794												
2	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2013	2013	3	95	513														
																		SALES DATA												
																		OFF RECORD Number												
																		DATE												
																		TYPE INST												
																		Q U												
																		V I												
																		RSN CD												
																		SALE PRICE												
																		0744/0992												
																		11/17/1995												
																		WD Q I												
																		365,000												
																		GRANTOR: WARD FREDERICK Y & JO												
																		GRANTEE: FICKETT JOHN T & JA												
																		0576/1016												
																		8/11/1989												
																		WD Q I												
																		274,000												
																		GRANTOR: NASSAU BCH DEVELOP												
																		GRANTEE: WARD FRED & JOAN												
																		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 W5S4\$N4FST=[YR=1993] N9 W3 S1 W4 S8 E7\$ W19\$ E12 N8 E4 N1												
																		E3 S9 E5 N34 W24\$ E24 N6\$ PTR= E20 FUS=[YR=1993] E1												
																		UOP=[YR=1993] E10 N2 W10 S2 \$ E11 S2 E1 UOP=[YR=1993] E10 N2												
																		W10 S2 \$ E11 S6 FUS=[YR=1993] S34 W5 S22 W19 N56 E24 \$ W24 N8												
																		\$ W20 \$.												
																		LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	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																														