

HAYES PAUL ABEL
5060 OUTRIGGER DR
FERNANDINA BEACH, FL 32034

00-SB-30-0469-0203-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	10	WD SHINGLE 100		
Interior Wall	05	DRYWALL 90		
Interior Wall	08	DECORATIVE 10		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3.5 100		
Frame Stories	2.	N/A 100		
Units		2. 100		
		0 100		
Occupancy	00	NONE 100		
Quality 06 Quality Level 06				
DOR CODE 0100SINGLE 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	83,146
FGR	380	55	209	22,956
FOP	20	30	6	659
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	2,828		2,320	254,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0320	01	2,320	138.4600	131.54	305,173	1989	1989	0	0	16.50 83.50

HEATED Area: 1953 HX Base Yr 2021

The floor plan shows a complex building footprint divided into several sections. The main rectangular section contains areas labeled FOP 1993, BAS 1993, FGR 1993, and FUS 1993. A smaller attached section contains FST 1993. To the right, another large section contains USP 1993 and FUS 1993. Dimensions are provided along the perimeter and between internal walls.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD	
Tax Group: 8 Tax Dist:	
BUILDING MARKET VALUE 254,819	
TOTAL MARKET OB/XF VALUE 7,724	
TOTAL LAND VALUE - MARKET 1,000,000	
TOTAL MARKET VALUE 1,262,543	
SOH/AGL Deduction 414,074	
ASSESSED VALUE 848,469	
TOTAL EXEMPTION VALUE HX HB 50,000	
BASE TAXABLE VALUE 798,469	
TOTAL JUST VALUE 1,262,543	
NCON VALUE 0	
INCOME VALUE	
PREVIOUS YEAR MKT VALUE 1,080,443	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2420/1272	12/23/2020	PR U	I	I	19	900,000

GRANTOR: CIOFFI JAMES CO-P/R O

GRANTEE: HAYES PAUL ABEL

0573/1240 7/06/1989 WD Q I 270,700

GRANTOR: NASSAU BCH DEV VTR

GRANTEE: CIOFFI CYRUS M

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W10 S2 W1 S2 W1 N2 W10 S2 W1 S6
BAS=[YR=1993] S34 FOP=[YR=1993] S4 E5 FGR=[YR=1993] S16 E19
N20 W19 S4 \$ N4 W5 \$ E5 FST=[YR=1993] N9 E3 S1 E4 S8 W7 \$ 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 E1UOP=[YR=1993] E10 N2
W10 S2 \$ E11 S8 FUS=[YR=1993] S54 W19 N20 W5 N34 E24 \$ W24 N6
\$ W15 \$.

LAND DESCRIPTION TOTAL OB/XF 7,724

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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