UNIT 206 IN OR 1251/821
OUTRIGGER VILLAS

COOPER JACK M & MARGARET S
5068 OUTRIGGER DR #206
FERNANDINA BEACH, FL 32034

# 2023

00-SB-30-0469-0206-0000

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

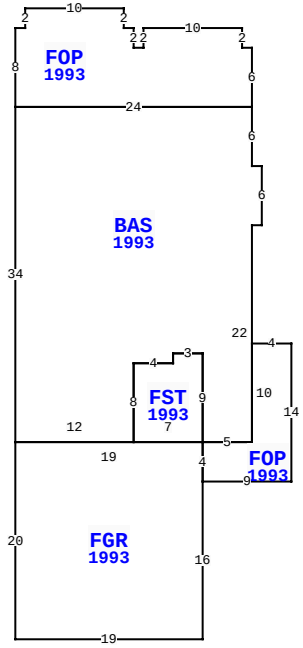
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 10 | WD SHINGLE 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 08 | DECORATIVE 10 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | |

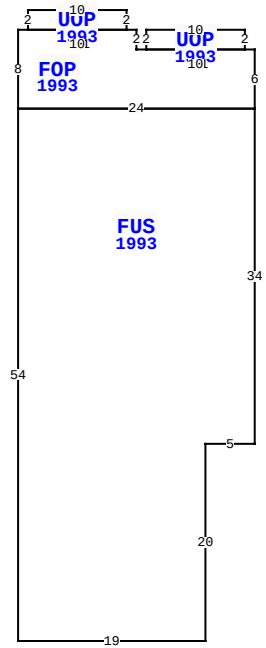
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 763 | 100 | 763 | 83,805 |
| FGR | 380 | 55 | 209 | 22,956 |
| FOP | 76 | 30 | 23 | 2,526 |
| FOP | 168 | 30 | 50 | 5,492 |
| FOP | 208 | 30 | 62 | 6,809 |
| FST | 59 | 55 | 32 | 3,515 |
| 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 - 100% - 2020 Heated Area: 1959 HX Base Yr 2020




5068 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 | | 8,571 |
| TOTAL LAND VALUE - MARKET | | 1,050,000 |
| TOTAL MARKET VALUE | | 1,315,916 |
| SOH/AGL Deduction | | 433,290 |
| ASSESSED VALUE | | 882,626 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 832,626 |
| TOTAL JUST VALUE | | 1,315,916 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,125,942 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1251/0821 | 8/06/2004 | WD | U | I | 01 | 92,600 |
| GRANTOR: COOPER MARGARET S | | | | | | |
| GRANTEE: COOPER JACK M & MAR | | | | | | |
| 0773/0245 | 10/04/1996 | WD | U | I | 01 | 100 |
| GRANTOR: COOPER JACK M | | | | | | |
| GRANTEE: COOPER MARGARET S | | | | | | |

## 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] S20 E19 N16 FOP=[YR=1993] E9
N14 W4 S10 W5 S4$ N4 FST=[YR=1993] N9 W3 S1 W4 S8 E7$ W19$
E12 N8 E4 N1 E3 S9 E5 N22 E1 N6 W1 N6 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 S20
W19 N54 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 | 0 | 0 | 759.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 95 | 7,211 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1989 | 1989 | 3 | 68 | 1,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,571

| 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 | 1.05 | 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