

UNIT 303
IN OR 1535/728
OUTRIGGER VILLAS

STOTT DOUGLAS & LOUISE
2901 DOTSON DRIVE
LOUISVILLE, KY 40223

2023

00-SB-30-0469-0303-0000



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	2,320	137.8850	130.99	303,897	1990	1990	0	0	0	16.00	84.00	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 0% - 0													Heated Area: 1953													
Roof Cover	10	WD SHINGLE 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
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	757	100	757	83,294																									
FGR	380	55	209	22,997																									
FOP	20	30	6	660																									
FOP	168	30	50	5,502																									
FOP	208	30	62	6,822																									
FST	59	55	32	3,521																									
FUS	1,196	100	1,196	131,598																									
UOP	20	20	4	440																									
UOP	20	20	4	440																									
TOTALS	2,828		2,320	255,273																									
EXTRA FEATURES					5074 OUTRIGGER DR, FERNANDINA BEACH																								
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												
1	0855	CONC PAVER	0	0	0	0	891.00	SF	7.00	7.00	100	2016	2016	3	97	6,050													
2	0855	CONC PAVER	0	0	0	0	54.00	SF	7.00	7.00	100	2016	2016	3	97	367													
TOTAL OB/XF 6,417																													
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												
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 04/12/2017 BY DJX Total Acres: 0.00 Total Land Value: 1,000,000 Market: 0 Agricultural: 0 Common: 1,000,000 PRINTED 08/02/2023 BY SYS																													

VALUATION BY

Tax Group: 8

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/0728	11/14/2007	WD	Q	I		1,250,000

GRANTOR: CRAIGHEAD JOHN E & CH

GRANTEE: STOTT DOUGLAS & LOU

1052/1065	4/29/2002	WD	U	I	12	790,000
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GRANTOR: GILBERT STEWART D & C

GRANTEE: CRAIGHEAD JOHN E &

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 W12 FST=[YR=1993] N8 W4 N1 W3 S9 E7 \$ W7 S4\$ N4 W5 \$ E5

N9 E3 S1 E4 S8 E12 N34 W24 \$ E24 N8 \$ PTR= E15 FOP=[YR=1993]

E1 UOP=[YR=1993] N2 E10 S2 W10 \$ E11 N2 E1 UOP=[YR=1993] N2

E10 S2 W10 \$ E11 S8 FUS=[YR=1993] S54 W19 N20 W5 N34 E24 \$

W24 N6 \$ W15 \$.