UNIT 308 OF OUTRIGGER VILLAS
UNR IN OR 1931/1459 & BEACH
ESMT BEING PT OF SEC 14-2N-28E

CONTINO JAMES
5084 OUTRIGGER DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-0469-0308-0000

BUILDING CHARACTERISTICS

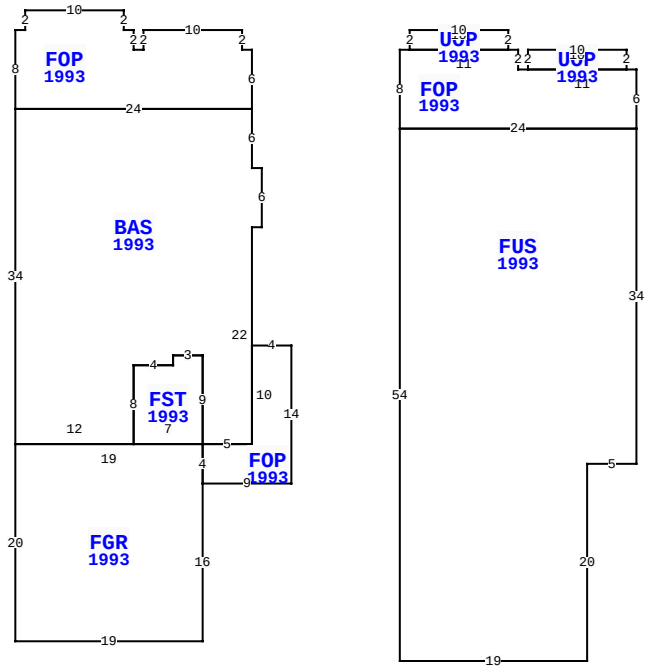
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		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	83,256
FGR	380	55	209	22,805
FOP	76	30	23	2,510
FOP	168	30	50	5,456
FOP	208	30	62	6,765
FST	59	55	32	3,492
FUS	1,196	100	1,196	130,502
UOP	20	20	4	437
UOP	20	20	4	437
TOTALS	2,890		2,343	255,659

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	136.7350	129.90	304,356	1990	1990	0	0	0	16.00	84.00

1 TOWNHOUSE - 100% - 2017 Heated Area: 1959 HX Base Yr 2017



5084 OUTRIGGER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		255,659
TOTAL MARKET OB/XF VALUE		7,014
TOTAL LAND VALUE - MARKET		1,000,000
TOTAL MARKET VALUE		1,262,673
SOH/AGL Deduction		535,789
ASSESSED VALUE		726,884
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		676,884
TOTAL JUST VALUE		1,262,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,080,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2075/0711	8/24/2016	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CONTINO JAMES						
1931/1459	8/05/2014	WD	Q	I	01	715,000
GRANTOR: BUTLER FAMILY HOLDING						
GRANTEE: CONTINO JAMES & MAR						

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 W19 $ E12 FST=[YR=1993] E7 N9 W3 S1 W4 S8 $ N8 E4 N1 E3 S9 E5 N22 E1 N6 W1 N6 W24 $ E24 N6 $ PTR= E15 FOP=[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 S20 W19 N54 E24 $ W24 N8 $ 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	0855	CONC PAVER	0	100	0	0	946.00	SF	7.00	7.00	100	2016	2016	3	97	6,423	
2	0855	CONC PAVER	0	100	0	0	87.00	SF	7.00	7.00	100	2016	2016	3	97	591	

LAND DESCRIPTION

TOTAL OB/XF 7,014

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	1.00	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