UNIT 101
IN OR 561 PG 720
OUTRIGGER VILLAS

HARPER TYSON
5 IVYCREST LANE
ROCKAWAY, NJ 07866

2024

00-SB-30-0469-0101-0000

BUILDING CHARACTERISTICS

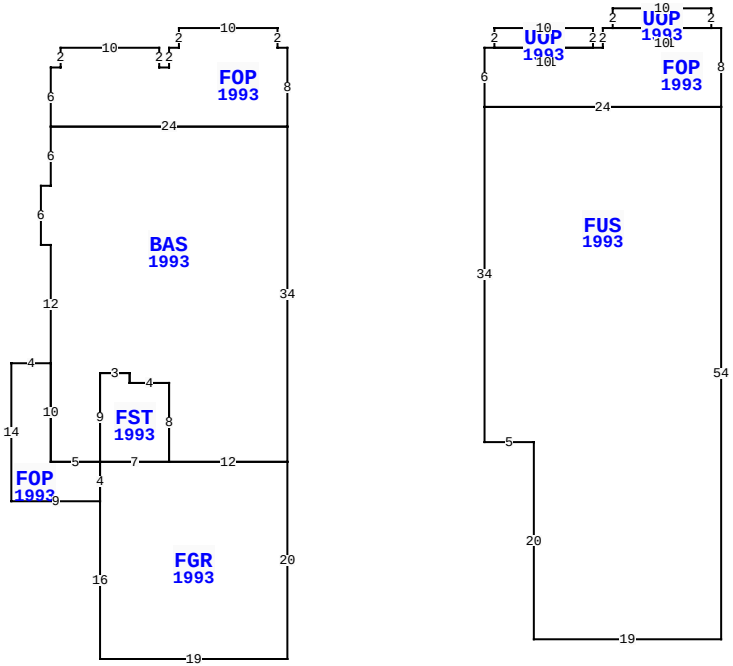
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	82,801
FGR	380	55	209	22,681
FOP	76	30	23	2,496
FOP	168	30	50	5,426
FOP	208	30	62	6,728
FST	59	55	32	3,472
FUS	1,196	100	1,196	129,791
UOP	20	20	4	434
UOP	20	20	4	434
TOTALS	2,890		2,343	254,263

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	1988	1988	0	0	0	17.50	82.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1959 HX Base Yr



5030 OUTRIGGER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	254,263
TOTAL MARKET OB/XF VALUE	9,439
TOTAL LAND VALUE - MARKET	1,155,000
TOTAL MARKET VALUE	1,418,702
SOH/AGL Deduction	312,353
ASSESSED VALUE	1,106,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,106,349
TOTAL JUST VALUE	1,418,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,315,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0561/0720	1/20/1989	WD	Q	I		262,300

GRANTOR: NASSAU BCH DEV VENT

GRANTEE: HARPER TYSON

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1N2W10S2W1S2W1N2W10S2 W1 S6 BAS=[YR=1993] S6 W1 S6 E1 S12 FOP=[YR=1993] W4 S14 E9 FGR=[YR=1993] S16 E19 N20 W12 FST=[YR=1993] N8 W4 N1 W3 S9 E7$ W7 S4$ N4 W5 N10$ S10 E5 N9 E3 S1 E4 S8 E12 N34 W24$ E24 N8$ PTR= E20 FOP=[YR=1993] E1 UOP=[YR=1993] N2 E10 S2 W10$ E11 N2 E1 UOP=[YR=1993] N2 E10 S2 W10$ E11S8 FUS=[YR=1993] S54 W19 N20 W5 N34 E24$ W24 N6$ 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	0	30	4	120.00	SF	10.00	10.00	100	2013	2013	3	94	1,128	
2	0855	CONC PAVER	0	0	44	17	748.00	SF	10.00	10.00	100	2013	2013	3	94	7,031	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 9,439

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	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.05	1,100,000.00	1,155,000.00	1,155,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,155,000 Market: 0 Agricultural: 0 Common: 1,155,000 PRINTED 08/06/2024 BY SYS