

UNIT 102
IN OR 762 PG 1554
OUTRIGGER VILLAS

REVIS GARY B & SUSAN E
503 COUNTRY CLUB ROAD
FORT VALLEY, GA 31030

2024

00-SB-30-0469-0102-0000



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	2,379	138.4600	131.54	312,934	1988	1988	0	0	0	17.50	82.50	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 0% - 0													Heated Area: 1991													
Roof Cover	10	WD SHINGLE 100														HX Base Yr													
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	757	100	757	82,150																									
FGR	418	55	230	24,960																									
FOP	20	30	6	651																									
FOP	168	30	50	5,426																									
FOP	208	30	62	6,728																									
FST	59	55	32	3,472																									
FUS	1,234	100	1,234	133,914																									
UOP	20	20	4	434																									
UOP	20	20	4	434																									
TOTALS	2,904		2,379	258,171																									
EXTRA FEATURES				5032 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	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													
TOTAL OB/XF 9,439																													
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	1,100,000.00	1,100,000.00	1,100,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,100,000 Market: 0 Agricultural: 0 Common: 1,100,000 PRINTED 08/06/2024 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

STANDARD

258,171

9,439

1,100,000

1,367,610

292,396

1,075,214

0

1,075,214

1,367,610

0

1,269,301

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B0618312

XFOB

6,400

10/31/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0762/1554

6/12/1996

WD Q

I

397,000

GRANTOR: HALL JOHN W JR & JANE

GRANTEE: REVIS GARY B & SUSAN

0697/1412

2/03/1994

PR Q

I

270,000

GRANTOR: EDENFIELD JAMES & JOH

GRANTEE: HALL JOHN W & JANE

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] S22 E19 N18 FOP=[YR=1993] E5

N4 W5 S4\$ N4 FST=[YR=1993] N9 W3 S1 W4 S8 E7\$ W19\$ E12 N8 E4

N1 E3 S9 E5 N34 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 S22 W19 N56 E24\$ W24 N8\$

W20\$.