UNIT 106
IN OR 2693/1285
OUTRIGGER VILLAS

DOCORU LLC
131 MYRTLE ST
REDWOOD CITY, CA 94062

2024

00-SB-30-0469-0106-0000

BUILDING CHARACTERISTICS

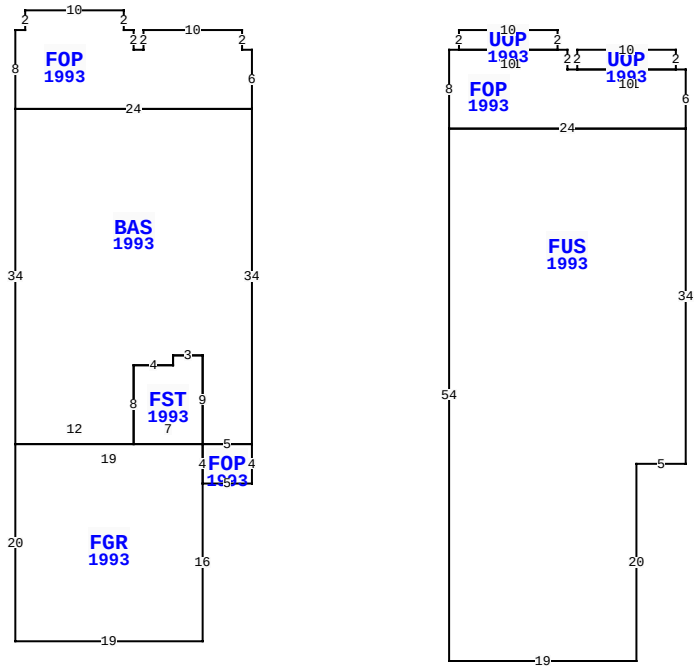
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	757	100	757	82,150
FGR	380	55	209	22,681
FOP	20	30	6	651
FOP	168	30	50	5,426
FOP	208	30	62	6,728
FST	59	55	32	3,472
FUS	1,196	100	1,196	129,791
UOP	20	20	4	434
UOP	20	20	4	434
TOTALS	2,828		2,320	251,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,320	138.4600	131.54	305,173	1988	1988	0	0	0	17.50	82.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1953 HX Base Yr



5048 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	251,768
TOTAL MARKET OB/XF VALUE	14,581
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,366,349
SOH/AGL Deduction	294,190
ASSESSED VALUE	1,072,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,072,159
TOTAL JUST VALUE	1,366,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,268,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1285	2/06/2024	WD	Q	I	01	1,680,000
GRANTOR: 5048 OUTRIGGER DR LLC						
GRANTEE: DOCORU LLC						
2368/0572	6/12/2020	WD	Q	I	01	925,000
GRANTOR: DICK FAMILY LLC						
GRANTEE: 5048 OUTRIGGER DR L						

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] 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 S20 W19 N54 E24$ W24 N8$ W20$.

EXTRA FEATURES

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	73	17	1,241.00	SF	10.00	10.00	100	2013	2013	3	94	11,665	
2	0855	CONC PAVER	0	0	0	0	174.00	SF	10.00	10.00	100	2013	2013	3	94	1,636	
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 14,581

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	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