

UNIT 204  
IN OR 729 PG 236  
OUTRIGGER VILLAS

MOORE PETER C & SANDRA L  
5062 OUTRIGGER DRIVE  
FERNANDINA BEACH, FL 32034

2024

00-SB-30-0469-0204-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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             |
| 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          | 82,648               |
| FGR       | 418              | 55          | 230          | 25,111               |
| FOP       | 20               | 30          | 6            | 655                  |
| FOP       | 168              | 30          | 50           | 5,459                |
| FOP       | 208              | 30          | 62           | 6,769                |
| FST       | 59               | 55          | 32           | 3,493                |
| FUS       | 1,234            | 100         | 1,234        | 134,726              |
| UOP       | 20               | 20          | 4            | 437                  |
| UOP       | 20               | 20          | 4            | 437                  |
| TOTALS    | 2,904            |             | 2,379        | 259,735              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 744.00 | SF | 10.00 | 10.00          | 100       | 2013    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 52.00  | SF | 10.00 | 10.00          | 100       | 2013    |
| 3              | 0825       | BRICK       | 0 100   | 0 | 0 | 49.00  | SF | 12.50 | 12.50          | 100       | 1989    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000120   | C   | SFR OCN FT           | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | UT        |     |

| MARKET ADJUSTMENTS        |     |           |             |                |                |      |      |      |      |         |        |
|---------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0320                      | 01  | 2,379     | 138.4600    | 131.54         | 312,934        | 1989 | 1989 | 0    | 0    | 0 17.00 | 83.00  |
| 1 TOWNHOUSE - 100% - 1996 |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 1991         |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr 1996           |     |           |             |                |                |      |      |      |      |         |        |
|                           |     |           |             |                |                |      |      |      |      |         |        |

|                                     |  |  |                |  |  |
|-------------------------------------|--|--|----------------|--|--|
| BLD DATE                            |  |  | LGL DATE       |  |  |
| XF DATE                             |  |  | LAND DATE      |  |  |
| INC DATE                            |  |  | AG DATE        |  |  |
| 5062 OUTRIGGER DR, FERNANDINA BEACH |  |  | 04/11/2024 MLU |  |  |

| NASSAU COUNTY PROPERTY    |  |              |  |
|---------------------------|--|--------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1  |  |
| VALUATION BY              |  | STANDARD     |  |
| Tax Group: 8              |  | Tax Dist:    |  |
| BUILDING MARKET VALUE     |  | 259,735      |  |
| TOTAL MARKET OB/XF VALUE  |  | 8,004        |  |
| TOTAL LAND VALUE - MARKET |  | 1,100,000    |  |
| TOTAL MARKET VALUE        |  | 1,367,739    |  |
| SOH/AGL Deduction         |  | 927,055      |  |
| ASSESSED VALUE            |  | 440,684      |  |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |  |
| BASE TAXABLE VALUE        |  | 390,684      |  |
| TOTAL JUST VALUE          |  | 1,367,739    |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  | 1,269,389    |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                   |           |           |     |     |        |            |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0729/0236                    | 5/05/1995 | WD Q      | Q   | I   |        | 365,000    |  |
| GRANTOR: BUFFINGTON PERRY W  |           |           |     |     |        |            |  |
| GRANTEE: MOORE PETER C & SAN |           |           |     |     |        |            |  |
| 0578/0689                    | 9/07/1989 | WD Q      | Q   | I   |        | 275,000    |  |
| GRANTOR: NASSAU BCH DEVELOP  |           |           |     |     |        |            |  |
| GRANTEE: BUFFINGTON PERRY W  |           |           |     |     |        |            |  |

| 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\$.                                                      |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 8,004       |  |  |  |  |  |  |  |  |  |  |  |
|             |  |  |  |  |  |  |  |  |  |  |  |