

UNIT 304
IN OR 2367/1270
OUTRIGGER VILLAS

SANDLIN JOHN DAVID
5076 OUTRIGGER DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-0469-0304-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	81,831
FGR	418	55	230	24,863
FOP	20	30	6	649
FOP	168	30	50	5,405
FOP	209	30	63	6,810
FST	59	55	32	3,459
FUS	1,234	100	1,234	133,395
UOP	20	20	4	433
UOP	20	20	4	433
TOTALS	2,905		2,380	257,276

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990
2	0855	CONC PAVER	0 100	0	0	859.00	SF	7.00	7.00	100	2016	2016
3	0855	CONC PAVER	0 100	0	0	57.00	SF	7.00	7.00	100	2016	2016

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
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00	UT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,380	136.2750	129.46	308,115	1990	1990	0	0	0	16.50	83.50
1 TOWNHOUSE - 100% - 2024												
Heated Area: 1991												
HX Base Yr 2024												

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
5076 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												257,276
TOTAL MARKET OB/XF VALUE												7,515
TOTAL LAND VALUE - MARKET												1,100,000
TOTAL MARKET VALUE												1,364,791
SOH/AGL Deduction												0
ASSESSED VALUE												1,364,791
TOTAL EXEMPTION VALUE												HX HB WR 55,000
BASE TAXABLE VALUE												1,309,791
TOTAL JUST VALUE												1,364,791
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												1,266,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24604	GARAGE	9,078	04/01/2011
B18477	OTHER	13,000	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1270	6/09/2020	WD	U	I	30	284,111
GRANTOR:MMS PROPERTY GROUP LL						
GRANTEE:SANDLIN JOHN DAVID						
1801/1483	6/29/2012	WD	Q	I	02	625,000
GRANTOR:WARRICK JANET A TRUST						
GRANTEE:MMS PROPERTY GROUP						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
FOP=[YR=1993] W1 N2 W10 S1 W1 N1 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= E15 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 \$ W15 \$.												