UNIT 305
IN OR 686 PG 768
OUTRIGGER VILLAS

ELLIS WILLIAM C JR
P O BOX 1026
DOUGLAS, GA 31534

**2024**

**00-SB-30-0469-0305-0000**

## BUILDING CHARACTERISTICS

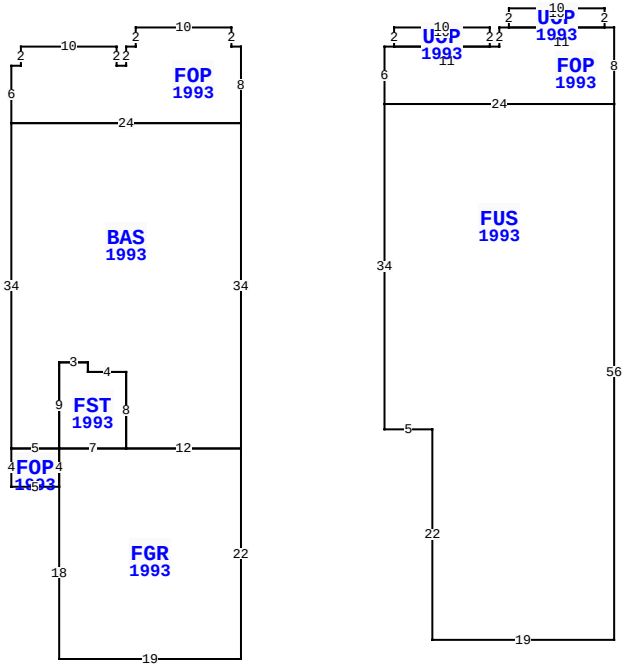
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 10 | WD SHINGLE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 80,453 |
| FGR | 418 | 55 | 230 | 24,444 |
| FOP | 20 | 30 | 6 | 638 |
| FOP | 168 | 30 | 50 | 5,314 |
| FOP | 208 | 30 | 62 | 6,589 |
| FST | 59 | 55 | 32 | 3,401 |
| FUS | 1,234 | 100 | 1,234 | 131,148 |
| UOP | 20 | 20 | 4 | 425 |
| UOP | 20 | 20 | 4 | 425 |
| TOTALS | 2,904 | | 2,379 | 252,837 |

## 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 | 133.9750 | 127.28 | 302,799 | 1990 | 1990 | 0 | 0 | 0 | 16.50 | 83.50 |

1 TOWNHOUSE - 0% - 0 Heated Area: 1991 HX Base Yr




5078 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 | 252,837 |
| TOTAL MARKET OB/XF VALUE | 6,897 |
| TOTAL LAND VALUE - MARKET | 1,100,000 |
| TOTAL MARKET VALUE | 1,359,734 |
| SOH/AGL Deduction | 294,051 |
| ASSESSED VALUE | 1,065,683 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,065,683 |
| TOTAL JUST VALUE | 1,359,734 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,261,346 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0686/0768 | 8/11/1993 | WD | U | I | 07 | 100 |
| GRANTOR: SMITH MALLORY TRSTEE | | | | | | |
| GRANTEE: ELLIS WM C JR | | | | | | |
| 0675/1404 | 2/19/1993 | WD | U | I | 01 | 245,200 |
| GRANTOR: SMITH MALLORY | | | | | | |
| GRANTEE: ELLIS WILLIAM C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W10 S2 W1 S2 W1 N2 W10 S2 W1 S6 BAS=[YR=1993] S34 FOP=[YR=1993] S4E5FGR=[YR=1993] S18 E19 N22 W12 FST=[YR=1993] N8 W4 N1W3S9E7 $ W7 S4 $ N4W5$ E5 N9E3S1 E4 S8 E12 N34 W24 $ E24 N8$ PTR= E15 FOP=[YR=1993] E1 UOP=[YR=1993] E10 N2 W10 S2 $ E11 N2 E1 UOP=[YR=1993] E10 N2 W10 S2 $ E11 S8 FUS=[YR=1993] S56 W19 N22 W5 N34 E24 $ W24 N6 $ W15 $ .

## 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 | 0 | 0 | 767.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 96 | 5,154 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 57.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 96 | 383 | |
| 3 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1990 | 1990 | 3 | 68 | 1,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,897

| 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 | 1.00 | 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