

UNIT 308 OF OUTRIGGER VILLAS
UNR IN OR 1931/1459 & BEACH
ESMT BEING PT OF SEC 14-2N-28E

CONTINO JAMES
5084 OUTRIGGER DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-0469-0308-0000



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	11	CLAY TILE 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	763	100	763	82,760
FGR	380	55	209	22,669
FOP	76	30	23	2,495
FOP	168	30	50	5,423
FOP	208	30	62	6,725
FST	59	55	32	3,471
FUS	1,196	100	1,196	129,726
UOP	20	20	4	434
UOP	20	20	4	434
TOTALS	2,890		2,343	254,137

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
1	0855	CONC PAVER	0	100	0	0			946.00	SF	7.00		3	96
2	0855	CONC PAVER	0	100	0	0			87.00	SF	7.00		3	96

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
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	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	2,343	136.7350	129.90	304,356	1990	1990	0	0	0	16.50	83.50		
1 TOWNHOUSE - 100% - 2017														
Heated Area: 1959														
HX Base Yr 2017														

5084 OUTRIGGER DR, FERNANDINA BEACH										BLD DATE		LGL DATE		
										XF DATE		LAND DATE		
										INC DATE		AG DATE		
										04/11/2024		MLU		

NASSAU COUNTY PROPERTY														
PAGE 1 of 1														8
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										254,137				
TOTAL MARKET OB/XF VALUE										6,942				
TOTAL LAND VALUE - MARKET										1,100,000				
TOTAL MARKET VALUE										1,361,079				
SOH/AGL Deduction										612,388				
ASSESSED VALUE										748,691				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										698,691				
TOTAL JUST VALUE										1,361,079				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,262,673				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2075/0711	8/24/2016	FJ	U	I	11	0	
GRANTOR: CLERK OF COURT							
GRANTEE: CONTINO JAMES							
1931/1459	8/05/2014	WD	Q	I	01	715,000	
GRANTOR: BUTLER FAMILY HOLDING							
GRANTEE: CONTINO JAMES & MAR							

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] E9														
N14 W4 S10 W5 S4 \$ N4 W19 \$ E12 FST=[YR=1993] E7 N9 W3 S1 W4														
S8 \$ N8 E4 N1 E3 S9 E5 N22 E1 N6 W1 N6 W24 \$ E24 N6 \$ PTR=														
E15 FOP=[YR=1993] E1 UOP=[YR=1993] E10 N2 W10 S2 \$ E11 S2 E1														
UOP=[YR=1993] E10 N2 W10 S2 \$ E11 S6 FUS=[YR=1993] S34 W5 S20														
W19 N54 E24 \$ W24 N8 \$ W15 \$.														