UNIT 106
IN OR 2693/1285
OUTRIGGER VILLAS

DOCORU LLC
131 MYRTLE ST
REDWOOD CITY, CA 94062

2025

00-SB-30-0469-0106-0000

BUILDING CHARACTERISTICS

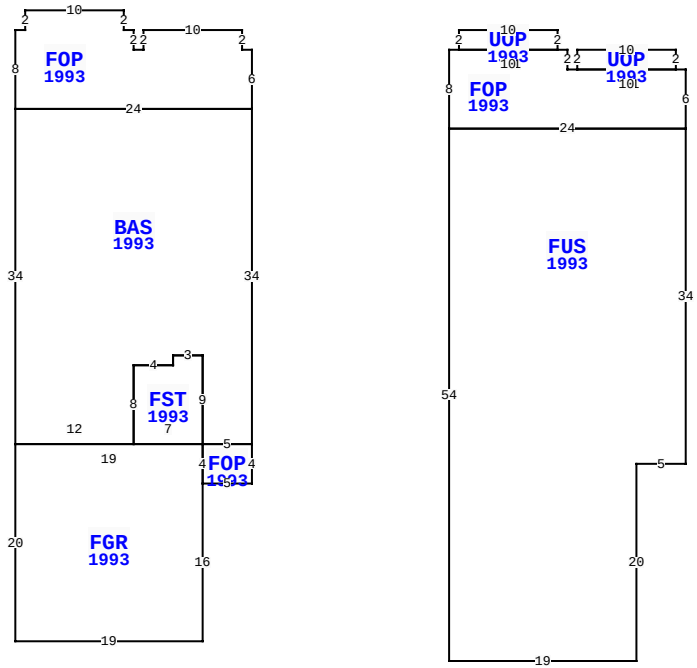
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	757	100	1993	757	85,947
FGR	380	55	1993	209	23,729
FOP	20	30	1993	6	681
FOP	168	30	1993	50	5,677
FOP	208	30	1993	62	7,040
FST	59	55	1993	32	3,633
FUS	1,196	100	1993	1,196	135,790
UOP	20	20	1993	4	454
UOP	20	20	1993	4	454
TOTALS	2,828			2,320	263,406

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	138.46	321,227	1988	1988	0	0	0	18.00	82.00

1 TOWNHOUSE - 0% - 2025 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

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	263,406
TOTAL MARKET OB/XF VALUE	14,399
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,377,805
SOH/AGL Deduction	0
ASSESSED VALUE	1,377,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,377,805
TOTAL JUST VALUE	1,377,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,366,349

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

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	73	17	1,241.00	SF	10.00	10.00	100	2013	2013	3	93	11,541	
2	0855	CONC PAVER	0	0	0	0	174.00	SF	10.00	10.00	100	2013	2013	3	93	1,618	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 14,399

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	RES OCEAN	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 07/30/2025 BY SYS