UNIT 202 IN OR 744/992
OUTRIGGER VILLAS

FICKETT JOHN T & JANICE H
18 BARTOW POINT DRIVE
SAVANNAH, GA 31404

2025

00-SB-30-0469-0202-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

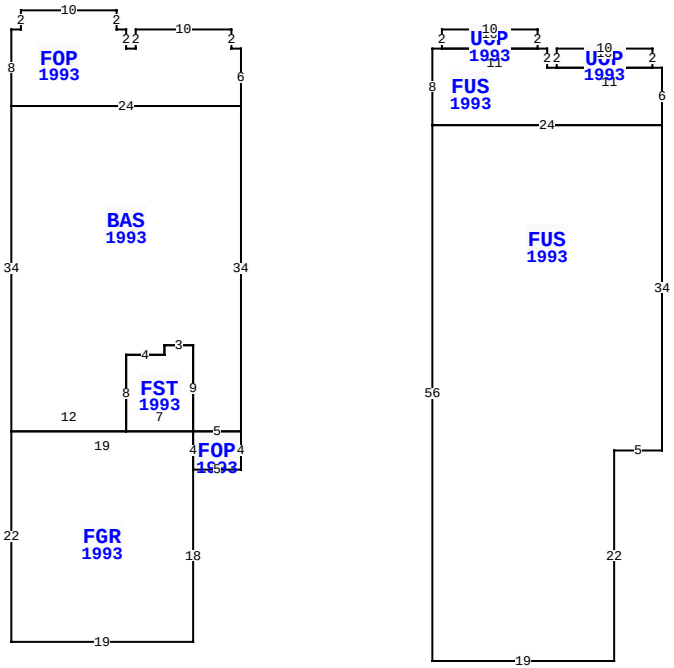
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
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	85,754
FGR	418	55	1993	230	26,054
FOP	20	30	1993	6	680
FOP	208	30	1993	62	7,023
FST	59	55	1993	32	3,625
FUS	168	100	1993	168	19,031
FUS	1,234	100	1993	1,234	139,789
UOP	20	20	1993	4	453
UOP	20	20	1993	4	453
TOTALS	2,904			2,497	282,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,497	137.3100	137.31	342,863	1989	1989	0	0	0	17.50	82.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2159 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

5058 OUTRIGGER DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	282,862
TOTAL MARKET OB/XF VALUE	7,458
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,390,320
SOH/AGL Deduction	196,321
ASSESSED VALUE	1,193,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,193,999
TOTAL JUST VALUE	1,390,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,377,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0744/0992	11/17/1995	WD	Q	I		365,000
GRANTOR: WARD FREDERICK Y & JO						
GRANTEE: FICKETT JOHN T & JA						
0576/1016	8/11/1989	WD	Q	I		274,000
GRANTOR: NASSAU BCH DEVELOP						
GRANTEE: WARD FRED & JOAN						

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 W5S4$N4FST=[YR=1993] N9 W3 S1 W4 S8 E7$ W19$ E12 N8 E4 N1 E3 S9 E5 N34 W24$ E24 N6$ PTR= E20 FUS=[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 S22 W19 N56 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	0	0	748.00	SF	10.00	10.00	100	2013	2013	3	93	6,956	
2	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2013	2013	3	93	502	

LAND DESCRIPTION

TOTAL OB/XF 7,458

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