UNIT 206 IN OR 1251/821
OUTRIGGER VILLAS

COOPER JACK M & MARGARET S
5068 OUTRIGGER DR #206
FERNANDINA BEACH, FL 32034

2025

00-SB-30-0469-0206-0000

BUILDING CHARACTERISTICS

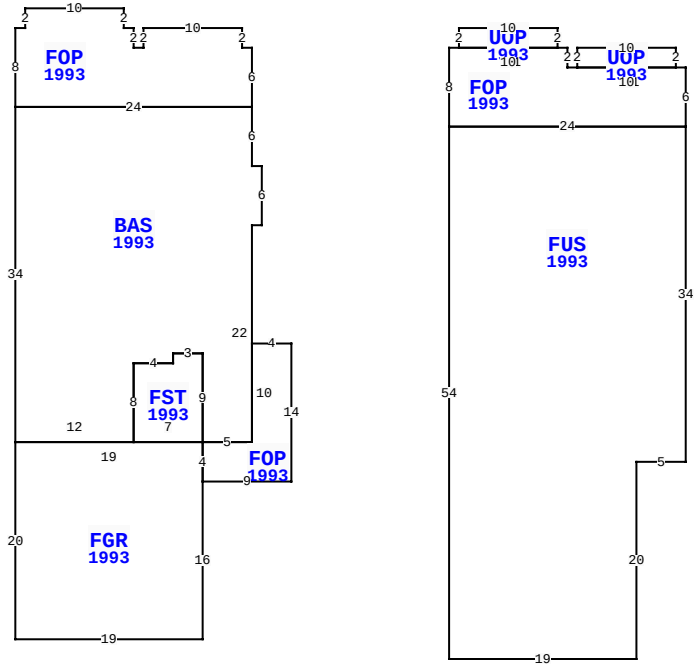
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
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	763	100	1993	763	87,157
FGR	380	55	1993	209	23,874
FOP	76	30	1993	23	2,628
FOP	168	30	1993	50	5,711
FOP	208	30	1993	62	7,083
FST	59	55	1993	32	3,656
FUS	1,196	100	1993	1,196	136,618
UOP	20	20	1993	4	457
UOP	20	20	1993	4	457
TOTALS	2,890			2,343	267,640

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	138.4600	138.46	324,412	1989	1989	0	0	0	17.50	82.50

1 TOWNHOUSE - 100% - 2020 Heated Area: 1959 HX Base Yr 2020



5068 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		267,640
TOTAL MARKET OB/XF VALUE		8,339
TOTAL LAND VALUE - MARKET		1,155,000
TOTAL MARKET VALUE		1,430,979
SOH/AGL Deduction		495,510
ASSESSED VALUE		935,469
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		884,747
TOTAL JUST VALUE		1,430,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,419,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/0821	8/06/2004	WD	Q	I	01	92,600
GRANTOR: COOPER MARGARET S						
GRANTEE: COOPER JACK M & MAR						
0773/0245	10/04/1996	WD	Q	I	01	100
GRANTOR: COOPER JACK M						
GRANTEE: COOPER MARGARET S						

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 FST=[YR=1993] N9 W3 S1 W4 S8 E7$ W19$
E12 N8 E4 N1 E3 S9 E5 N22 E1 N6 W1 N6 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	100	0	0	759.00	SF	10.00	10.00	100	2013	2013	3	93	7,059	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 8,339

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	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.05	1,100,000.00	1,155,000.00	1,155,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,155,000 Market: 0 Agricultural: 0 Common: 1,155,000 PRINTED 07/30/2025 BY SYS