

UNIT 304
IN OR 2367/1270
OUTRIGGER VILLAS

SANDLIN JOHN DAVID
5076 OUTRIGGER DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-0469-0304-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	85,626
FGR	418	55	1993	230	26,016
FOP	20	30	1993	6	679
FOP	168	30	1993	50	5,656
FOP	209	30	1993	63	7,126
FST	59	55	1993	32	3,620
FUS	1,234	100	1993	1,234	139,581
UOP	20	20	1993	4	452
UOP	20	20	1993	4	452
TOTALS	2,905			2,380	269,207

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	859.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,380	136.2750	136.28	324,346	1990	1990	0	0	0 17.00	83.00
1 TOWNHOUSE - 100% - 2024 Heated Area: 1991 HX Base Yr 2024											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/11/2024 MLU											

5076 OUTRIGGER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					269,207				
TOTAL MARKET OB/XF VALUE					7,411				
TOTAL LAND VALUE - MARKET					1,100,000				
TOTAL MARKET VALUE					1,376,618				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,376,618				
TOTAL EXEMPTION VALUE					HX HB WR 55,722				
BASE TAXABLE VALUE					1,320,896				
TOTAL JUST VALUE					1,376,618				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,364,791				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24604	GARAGE	9,078	04/01/2011
B18477	OTHER	13,000	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1270	6/09/2020	WD	U	I	30	284,111
GRANTOR:MMS PROPERTY GROUP LL						
GRANTEE:SANDLIN JOHN DAVID						
1801/1483	6/29/2012	WD	Q	I	02	625,000
GRANTOR:WARRICK JANET A TRUST						
GRANTEE:MMS PROPERTY GROUP						

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=1993] W1 N2 W10 S1 W1 N1 W1 N2 W10 S2 W1 S8
BAS=[YR=1993] S34 FGR=[YR=1993] S22 E19 N18 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= E15 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 S22 W19 N56 E24 \$ W24
N8 \$ W15 \$.

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100		PUD	0.00	0.00	1.00
TOTAL OB/XF 7,411									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
UT		1.00	1.00	1.00	1,100,000.00	1,100,000.00	1,100,000		