UNIT 305
IN OR 686 PG 768
OUTRIGGER VILLAS

ELLIS WILLIAM C JR
P O BOX 1026
DOUGLAS, GA 31534

2025

00-SB-30-0469-0305-0000

BUILDING CHARACTERISTICS

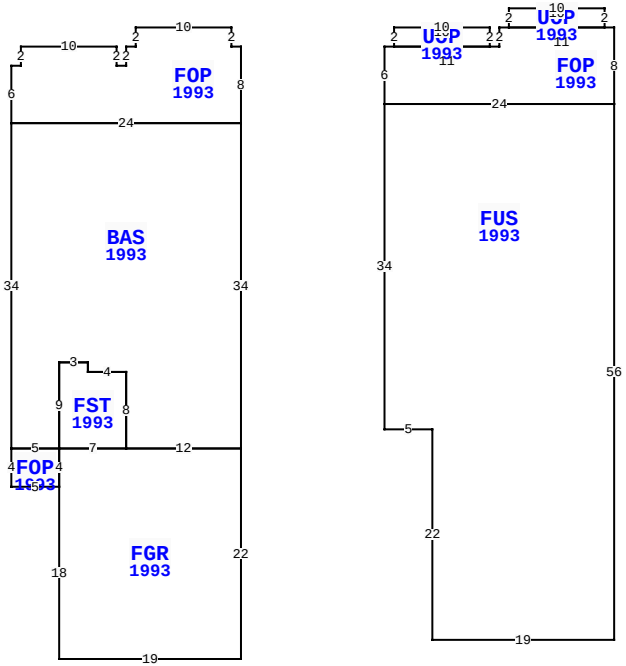
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	757	100	1993	757	84,181
FGR	418	55	1993	230	25,576
FOP	20	30	1993	6	667
FOP	168	30	1993	50	5,560
FOP	208	30	1993	62	6,895
FST	59	55	1993	32	3,558
FUS	1,234	100	1993	1,234	137,225
UOP	20	20	1993	4	445
UOP	20	20	1993	4	445
TOTALS	2,904			2,379	264,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,379	133.9750	133.98	318,738	1990	1990	0	0	0	17.00	83.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1991 HX Base Yr



5078 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	264,553
TOTAL MARKET OB/XF VALUE	6,800
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,371,353
SOH/AGL Deduction	199,102
ASSESSED VALUE	1,172,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,172,251
TOTAL JUST VALUE	1,371,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,359,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0686/0768	8/11/1993	WD	U	I	07	100
GRANTOR: SMITH MALLORY TRSTEE						
GRANTEE: ELLIS WM C JR						
0675/1404	2/19/1993	WD	Q	I	01	245,200
GRANTOR: SMITH MALLORY						
GRANTEE: ELLIS WILLIAM C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W1 N2 W10 S2 W1 S2 W1 N2 W10 S2 W1 S6 BAS=[YR=1993] S34 FOP=[YR=1993] S4E5FGR=[YR=1993] S18 E19 N22 W12 FST=[YR=1993] N8 W4 N1W3S9E7 $ W7 S4 $ N4W5$ E5 N9E3S1 E4 S8 E12 N34 W24 $ E24 N8$ PTR= E15 FOP=[YR=1993] E1 UOP=[YR=1993] E10 N2 W10 S2 $ E11 N2 E1 UOP=[YR=1993] E10 N2 W10 S2 $ E11 S8 FUS=[YR=1993] S56 W19 N22 W5 N34 E24 $ W24 N6 $ W15 $.

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	767.00	SF	7.00	7.00	100	2016	2016	3	95	5,101	
2	0855	CONC PAVER	0	0	0	0	57.00	SF	7.00	7.00	100	2016	2016	3	95	379	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	

LAND DESCRIPTION

TOTAL OB/XF 6,800

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