UNIT 306
IN OR 2029/1935
OUTRIGGER VILLAS TOWNHOMES

WPE & FAMILY LLC
5080 OUTRIGGER DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-0469-0306-0000

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 100
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

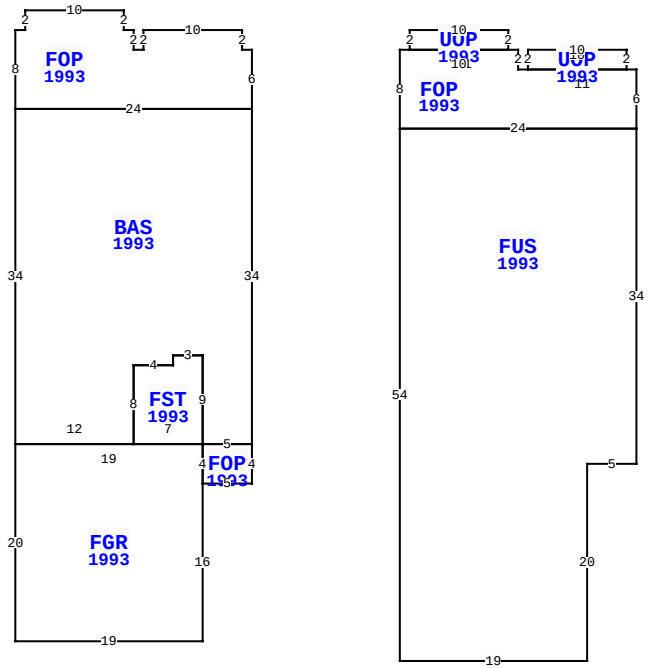
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3015.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	757	100	1993	757	86,631
FGR	380	55	1993	209	23,918
FOP	20	30	1993	6	686
FOP	168	30	1993	50	5,722
FOP	208	30	1993	62	7,096
FST	59	55	1993	32	3,662
FUS	1,196	100	1993	1,196	136,870
UOP	20	20	1993	4	458
UOP	20	20	1993	4	458
TOTALS	2,828			2,320	265,502

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	137.8850	137.88	319,882	1990	1990	0	0	0	17.00	83.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1953 HX Base Yr



5080 OUTRIGGER DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	265,502
TOTAL MARKET OB/XF VALUE	5,672
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	1,371,174
SOH/AGL Deduction	202,923
ASSESSED VALUE	1,168,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,168,251
TOTAL JUST VALUE	1,371,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,359,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20414	ELEC OTHER	6,000	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2032/1845	2/19/2016	WD	U	I	11	100
GRANTOR: HAYES WILLIAM G						
GRANTEE: HAYES WILLIAM G PER						
2029/1935	2/10/2016	WD	U	I	11	100
GRANTOR: HAYES PAUL A ETAL						
GRANTEE: WPE & FAMILY LLC						

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 W19 $ E12 FST=[YR=1993] E7 N9 W3 S1 W4 S8 $ 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] E10 N2 W10 S2 $ E11 S6 FUS=[YR=1993] S34 W5 S20 W19 N54 E24 $ W24 N8 $ W15 $.

EXTRA FEATURES

L N	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	799.00	SF	7.00	7.00	100	2016	2016	3	95	5,313	
2	0855	CONC PAVER	0	0	0	0	54.00	SF	7.00	7.00	100	2016	2016	3	95	359	

LAND DESCRIPTION

TOTAL OB/XF 5,672

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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