UNIT 307
IN OR 1868/1173
OUTRIGGER VILLAS

COMISAROW CAROL A
5082 OUTRIGGER DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-0469-0307-0000

BUILDING CHARACTERISTICS

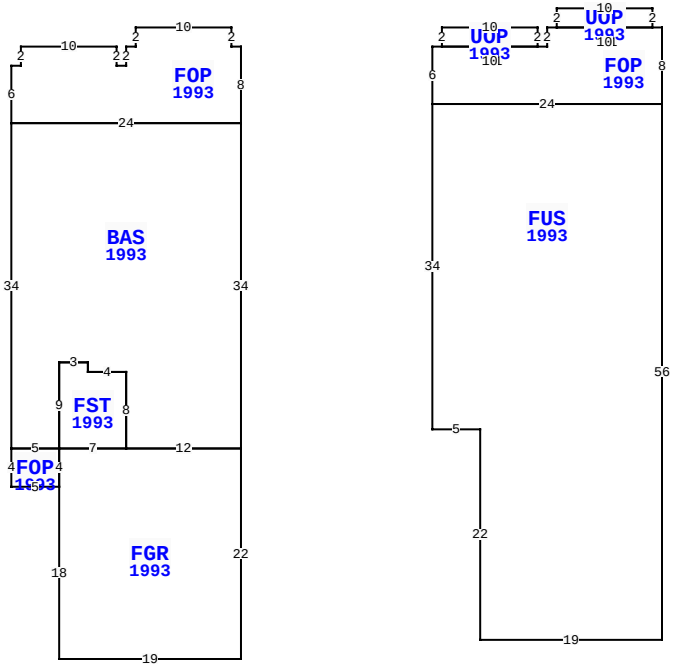
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame		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	418	55	1993	230	26,321
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	1,234	100	1993	1,234	141,220
UOP	20	20	1993	4	458
UOP	20	20	1993	4	458
TOTALS	2,904			2,379	272,254

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	137.8850	137.88	328,017	1990	1990	0	0	0	17.00	83.00

1 TOWNHOUSE - 100% - 2016 Heated Area: 1991 HX Base Yr 2016



5082 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		272,254
TOTAL MARKET OB/XF VALUE		4,941
TOTAL LAND VALUE - MARKET		1,100,000
TOTAL MARKET VALUE		1,377,195
SOH/AGL Deduction		609,528
ASSESSED VALUE		767,667
TOTAL EXEMPTION VALUE	WX HX HB VX	60,722
BASE TAXABLE VALUE		706,945
TOTAL JUST VALUE		1,377,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,365,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217533	H/AC	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1868/1173	7/17/2013	WD	Q	I	02	640,000
GRANTOR: FOREMAN JOHNNIE J TRU						
GRANTEE: SOLOMONIC ROBERT J						
1609/1697	3/06/2009	WD	U	I	30	100
GRANTOR: FOREMAN JOHNNIE J TRU						
GRANTEE: FOREMAN JOHNNIE J T						

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] S4 E5 FGR=[YR=1993] S18 E19
N22 W12 FST=[YR=1993] N8 W4 N1 W3 S9
E7$W7S4$N4W5$E5N9E3S1E4S8E12 N34 W24$ E24 N8$ PTR=E20
FOP=[YR=1993] E1 UOP=[YR=1993] N2 E10 S2 W10$ E11 N2 E1
UOP=[YR=1993] N2 E10 S2 W10$ E11 S8 FUS=[YR=1993] S56 W19 N22
W5 N34 E24$ W24 N6$ W20$.

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	100	0	0	689.00	SF	7.00	7.00	100	2016	2016	3	95	4,582	
2	0855	CONC PAVER	0	100	0	0	54.00	SF	7.00	7.00	100	2016	2016	3	95	359	

LAND DESCRIPTION

TOTAL OB/XF 4,941

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	100		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