UNIT 308 OF OUTRIGGER VILLAS
UNR IN OR 1931/1459 & BEACH
ESMT BEING PT OF SEC 14-2N-28E

CONTINO JAMES
5084 OUTRIGGER DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-0469-0308-0000

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		3 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

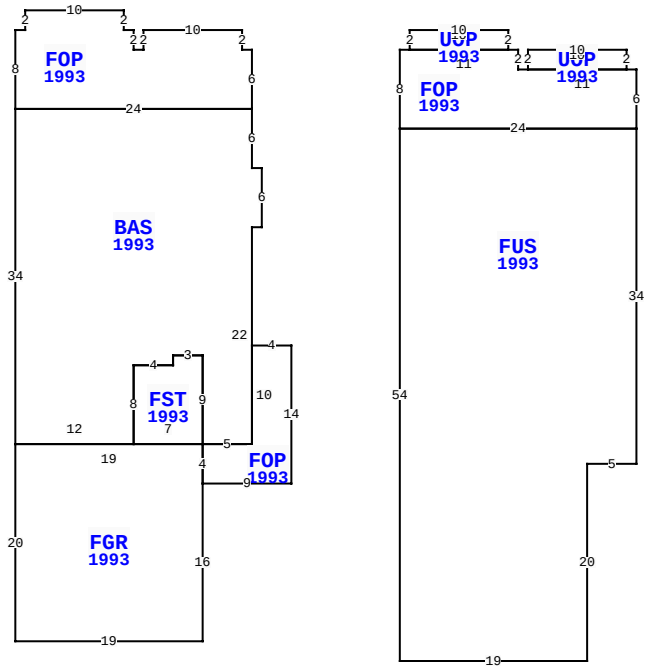
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3015.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	763	100	1993	763	86,596
FGR	380	55	1993	209	23,721
FOP	76	30	1993	23	2,610
FOP	168	30	1993	50	5,675
FOP	208	30	1993	62	7,037
FST	59	55	1993	32	3,632
FUS	1,196	100	1993	1,196	135,739
UOP	20	20	1993	4	454
UOP	20	20	1993	4	454
TOTALS	2,890			2,343	265,917

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	136.7350	136.74	320,382	1990	1990	0	0	0	17.00	83.00

1 TOWNHOUSE - 100% - 2017 Heated Area: 1959 HX Base Yr 2017



5084 OUTRIGGER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		265,917
TOTAL MARKET OB/XF VALUE		6,870
TOTAL LAND VALUE - MARKET		1,100,000
TOTAL MARKET VALUE		1,372,787
SOH/AGL Deduction		602,384
ASSESSED VALUE		770,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		719,681
TOTAL JUST VALUE		1,372,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,361,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2075/0711	8/24/2016	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CONTINO JAMES						
1931/1459	8/05/2014	WD	Q	I	01	715,000
GRANTOR: BUTLER FAMILY HOLDING						
GRANTEE: CONTINO JAMES & MAR						

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 W19 $ E12 FST=[YR=1993] E7 N9 W3 S1 W4 S8 $ N8 E4 N1 E3 S9 E5 N22 E1 N6 W1 N6 W24 $ E24 N6 $ PTR= E15 FOP=[YR=1993] E1 UOP=[YR=1993] E10 N2 W10 S2 $ 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

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	946.00	SF	7.00	7.00	100	2016	2016	3	95	6,291	
2	0855	CONC PAVER	0	100	0	0	87.00	SF	7.00	7.00	100	2016	2016	3	95	579	

LAND DESCRIPTION

TOTAL OB/XF 6,870

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	1.00	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