UNIT 108
IN OR 1469/797
OUTRIGGER VILLAS

DEATON STEVEN G & SHARON S
7 CONIFER CIRCLE NE
ATLANTA, GA 30342

2026

00-SB-30-0469-0108-0000

BUILDING CHARACTERISTICS

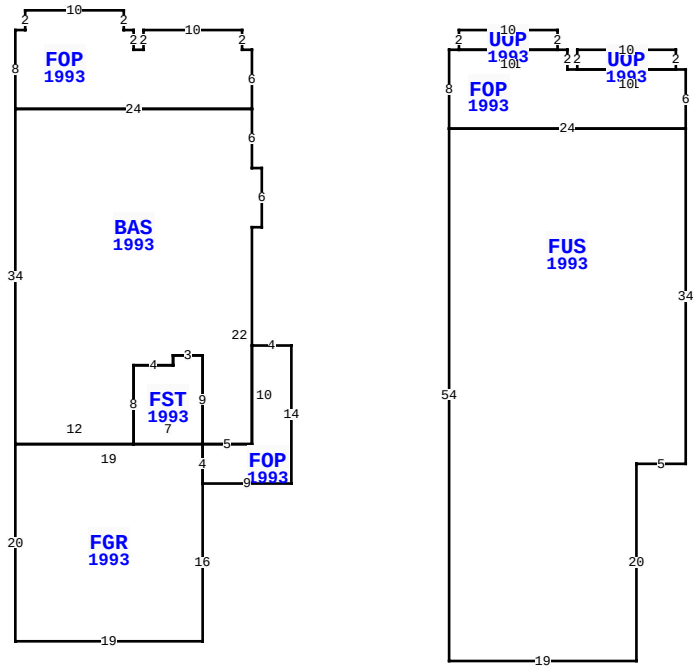
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	90,404
FGR	380	55	1993	209	24,763
FOP	76	30	1993	23	2,725
FOP	168	30	1993	50	5,924
FOP	208	30	1993	62	7,346
FST	59	55	1993	32	3,791
FUS	1,196	100	1993	1,196	141,707
UOP	20	20	1993	4	474
UOP	20	20	1993	4	474
TOTALS	2,890			2,343	277,609

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	138.4600	145.38	340,625	1988	1988	0	0	0	18.50	81.50

1 TOWNHOUSE 0% - 0 Heated Area: 1959 HX Base Yr



5052 OUTRIGGER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	277,609
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	1,200,000
TOTAL MARKET VALUE	1,478,809
SOH/AGL Deduction	134,672
ASSESSED VALUE	1,344,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,344,137
TOTAL JUST VALUE	1,478,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,434,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2500058	REMODEL	170,000	01/30/2025
B21655	HURRICANE SHUTTER	21,606	07/01/2008
B0618279	XFOB	11,764	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/0797	1/03/2007	WD	U	I	21	1,000,000
GRANTOR: BATTEN CAROL H ETAL						
GRANTEE: DEATON STEVEN G & S						
1469/0795	1/03/2007	QC	Q	I	01	100
GRANTOR: BATTEN TIMOTHY CARROL						
GRANTEE: BATTEN TIMOTHY CARR						

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 FST=[YR=1993] N9 W3 S1 W4 S8 E7$ W19$
E12 N8 E4 N1 E3 S9 E5 N22 E1 N6 W1 N6 W24$ E24 N6$ PTR= E20
FOP=[YR=1993] E1 UOP=[YR=1993] N2 E10 S2 W10$ E11 S2 E1
UOP=[YR=1993] N2 E10 S2 W10$ E11S6 FUS=[YR=1993] S34 W5 S20
W19 N54 E24$ W24 N8$ W20$.

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
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	1,200,000.00	1,200,000.00	1,200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/09/2026 BY SYS