UNIT 204
IN OR 729 PG 236
OUTRIGGER VILLAS

MOORE PETER C & SANDRA L
5062 OUTRIGGER DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-0469-0204-0000

BUILDING CHARACTERISTICS

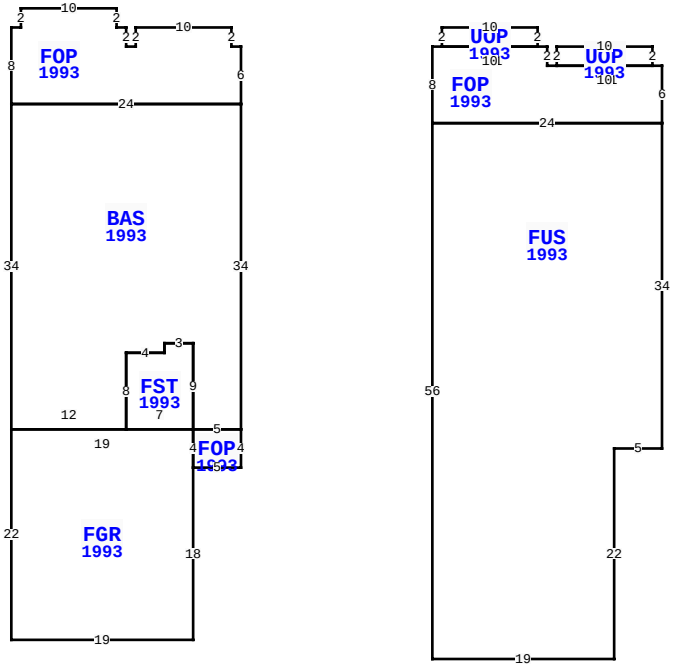
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame		N/A 100
Stories	2.	2. 100
Units		0 100
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	90,243
FGR	418	55	1993	230	27,418
FOP	20	30	1993	6	715
FOP	168	30	1993	50	5,961
FOP	208	30	1993	62	7,391
FST	59	55	1993	32	3,815
FUS	1,234	100	1993	1,234	147,107
UOP	20	20	1993	4	477
UOP	20	20	1993	4	477
TOTALS	2,904			2,379	283,604

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	138.4600	145.38	345,859	1989	1989	0	0	0	18.00	82.00

1 TOWNHOUSE 100% - 1996 Heated Area: 1991 HX Base Yr 1996



5062 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		283,604
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,200,000
TOTAL MARKET VALUE		1,483,604
SOH/AGL Deduction		1,017,896
ASSESSED VALUE		465,708
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		414,297
TOTAL JUST VALUE		1,483,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,379,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0729/0236	5/05/1995	WD	Q	I		365,000
GRANTOR: BUFFINGTON PERRY W						
GRANTEE: MOORE PETER C & SAN						
0578/0689	9/07/1989	WD	Q	I		275,000
GRANTOR: NASSAU BCH DEVELOP						
GRANTEE: BUFFINGTON PERRY W						

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] S22 E19 N18 FOP=[YR=1993] E5 N4 W5 S4$ N4 FST=[YR=1993] N9 W3 S1 W4 S8 E7$ W19$ E12 N8 E4 N1 E3 S9 E5 N34 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$ E11 S6 FUS=[YR=1993] S34 W5 S22 W19 N56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1,200,000.00	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