



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

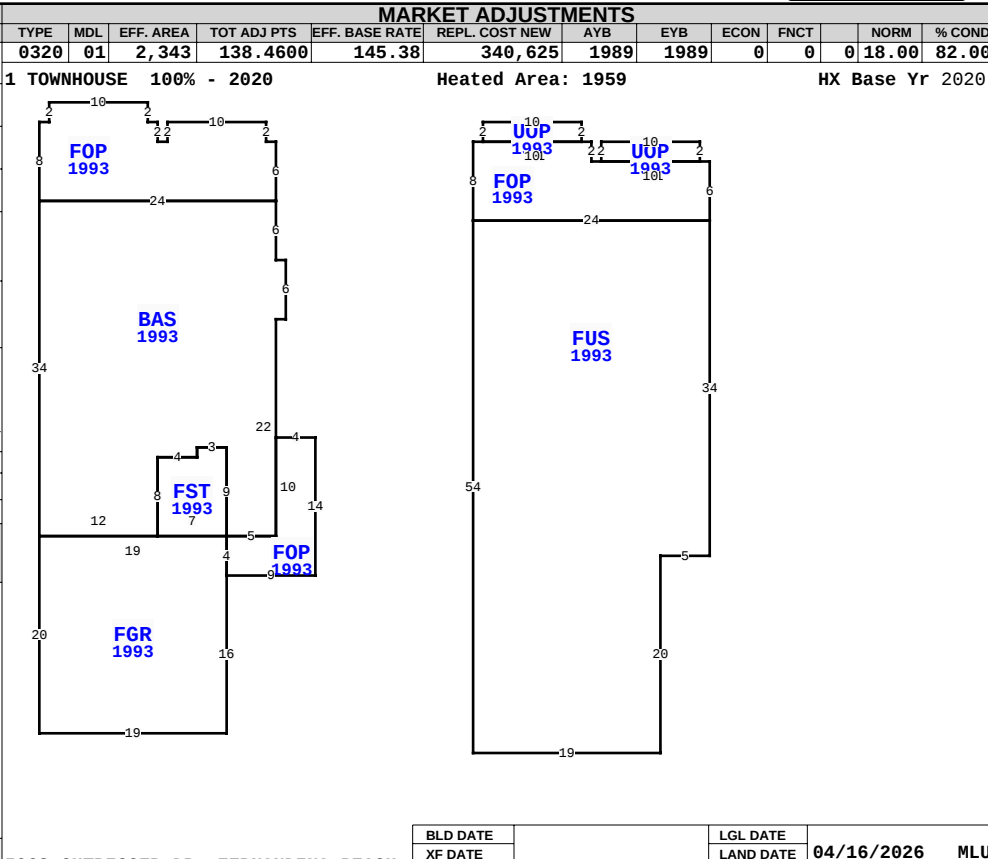
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03

Quality	06 Quality Level 06		
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3015.0100		

TOTALS	2,890			2,343	279,312
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
2	0504	FP-ELECTRI	0 100	0 0	1.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/16/2026	MLU	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		



5068 OUTRIGGER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				279,312	
TOTAL MARKET OB/XF VALUE				1,240	
TOTAL LAND VALUE - MARKET				1,200,000	
TOTAL MARKET VALUE				1,480,552	
SOH/AGL Deduction				519,825	
ASSESSED VALUE				960,727	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				909,316	
TOTAL JUST VALUE				1,480,552	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,430,979	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2864/1333	4/22/2026	SW	Q	I	01	100	
GRANTOR: COOPER MARGARET SUE W							
GRANTEE: COOPER MARGARET SUE							
1251/0821	8/06/2004	WD	Q	I	01	92,600	
GRANTOR: COOPER MARGARET S							
GRANTEE: COOPER JACK M & MAR							

BUILDING NOTES									
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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\$ E11 S6 FUS=[YR=1993] S34 W5 S20 W19 N54 E24\$ W24 N8\$ W20\$.									