UNIT 307
IN OR 1868/1173
OUTRIGGER VILLAS

COMISAROW CAROL A
5082 OUTRIGGER DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-0469-0307-0000

BUILDING CHARACTERISTICS

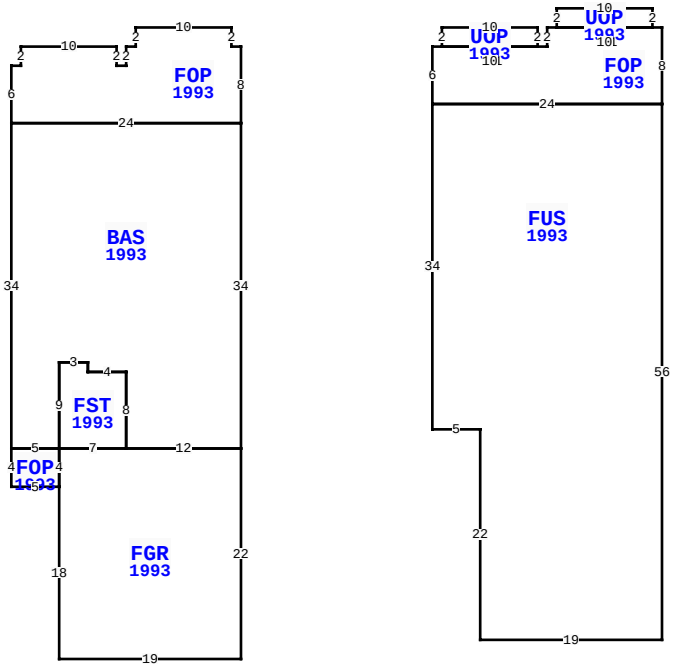
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame		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	90,418
FGR	418	55	1993	230	27,472
FOP	20	30	1993	6	717
FOP	168	30	1993	50	5,972
FOP	208	30	1993	62	7,405
FST	59	55	1993	32	3,822
FUS	1,234	100	1993	1,234	147,394
UOP	20	20	1993	4	478
UOP	20	20	1993	4	478
TOTALS	2,904			2,379	284,156

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	144.78	344,432	1990	1990	0	0	0	17.50	82.50

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



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

5082 OUTRIGGER DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		284,156
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,200,000
TOTAL MARKET VALUE		1,484,156
SOH/AGL Deduction		695,762
ASSESSED VALUE		788,394
TOTAL EXEMPTION VALUE	WX HX HB VX	61,411
BASE TAXABLE VALUE		726,983
TOTAL JUST VALUE		1,484,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,377,195

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1,200,000.00	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