

LOT 14
IN OR 1843/1754
LANDYNS LAKE PB 6/277

LIVINGSTON REBECCA/LIVINGSTON ASHLEY
2886 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-035L-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,259	100	1,259	178,533
FGR	453	55	249	35,310
FOP	75	30	22	3,119
FOP	75	30	22	3,119
FOP	102	30	31	4,396
FOP	104	30	31	4,396
FUS	1,615	100	1,615	229,015
TOTALS	3,683		3,229	457,889

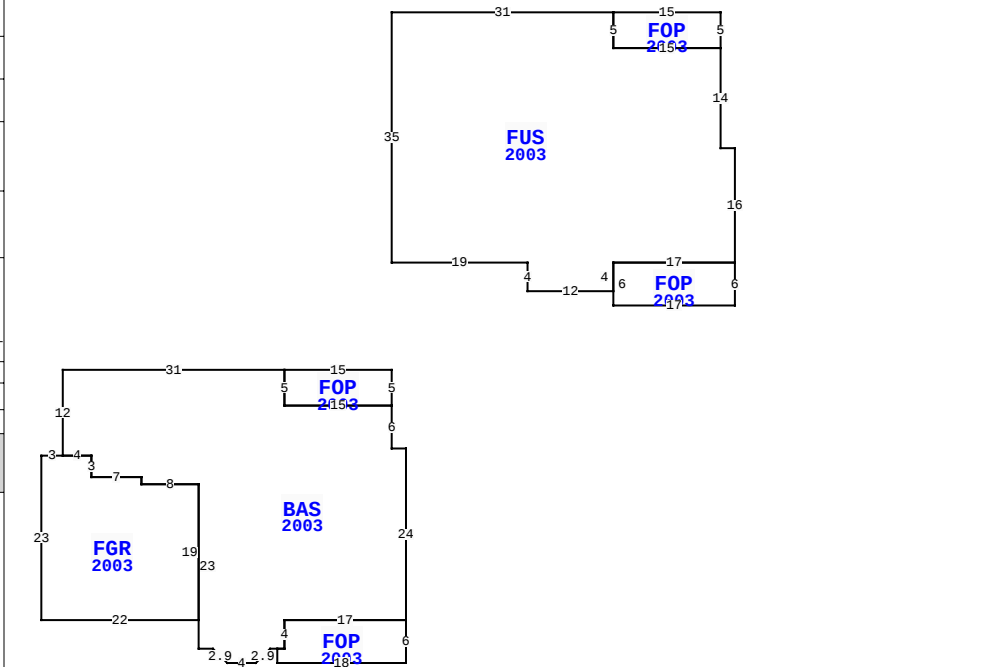
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0855	CONC PAVER	0 100	47	18	846.00	SF	7.00	7.00	100	2003	2003	3	84	4,974	
3	0855	CONC PAVER	0 100	0	0	98.00	SF	7.00	7.00	100	2003	2003	3	84	576	
5	0471	VINYL FNC	0 100	0	0	182.00	LF	32.00	32.00	100	2005	2005	3	69	4,019	
9	1242	WD DECK A	0 100	30	14	420.00	SF	10.00	10.00	100	2019	2019	3	90	3,780	

LAND DESCRIPTION			TOTAL OB/XF 16,429													
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
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00

REVIEW DATE 01/14/2021 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,229	109.3512	155.83	503,175	2003	2003	0	0	9.00	91.00
1 SFR CUST - 100% - 2015											
Heated Area: 2874											
HX Base Yr 2015											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2886 LANDYNS CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		457,889			
TOTAL MARKET OB/XF VALUE		16,429			
TOTAL LAND VALUE - MARKET		300,000			
TOTAL MARKET VALUE		774,318			
SOH/AGL Deduction		444,049			
ASSESSED VALUE		330,269			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		280,269			
TOTAL JUST VALUE		774,318			
NCON VALUE		3,780			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		603,921			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051560	XFOB	4,000	04/12/2005
B012346	NEW CONSTR	181,000	10/25/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1843/1754	12/27/2012	WD	Q	I	02
GRANTOR: WELLS FARGO BANK NA					
GRANTEE: LIVINGSTON REBECCA					
1807/0010	8/13/2012	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: WELLS FARGO BANK NA					

BUILDING NOTES															
BUILDING DIMENSIONS															
FOP=[YR=2003] W15 BAS=[YR=2003] W31 S12 FGR=[YR=2003] W3 S23 E22 N19 W8 N1 W7 N3 W4\$ E4 S3 E7 S1 E8 S23 E2 D2 R2 E4 U2 R2 E1 FOP=[YR=2003] S2 E18 N6 W17 S4 W1\$ E1 N4 E17 N24 W2N6 W15 N5\$ S5 E15 N5\$ PTR=N15 FUS=[YR=2003] N35 E31 FOP=[YR=2003] E15 S5W15 N5\$ S5 E15 S14 E2 S16 FOP=[YR=2003] S6 W17 N6 E17\$ W17 S4 W12 N4 W19\$ S15\$.															

Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS