



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,532	100
FEP	195	80
FGR	494	55
FOP	81	30
TOTALS	2,302	1,984

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	1,984	140.3909	119.33	236,751	1989	1989	0	0	15.70	84.30
1 SFR PATIO - 0% - 0											
Heated Area: 1532											
HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,532	100	1,532	154,112							
FEP	195	80	156	15,692							
FGR	494	55	272	27,362							
FOP	81	30	24	2,414							
TOTALS	2,302		1,984	199,581							

142 OCEAN RIDGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	199,581		
TOTAL MARKET OB/XF VALUE	9,704		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	459,285		
SOH/AGL Deduction	77,945		
ASSESSED VALUE	381,340		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	381,340		
TOTAL JUST VALUE	459,285		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	415,932		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090785	REPAIR/RRF	4,000	06/19/2009
5330	NEW CONSTR	68,565	04/27/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2577/1860	6/17/2022	WD	U	I	11
GRANTOR: LIVINGSTON THOMAS H					
GRANTEE: LIVINGSTON-HUFF FAM					
1413/1890	5/22/2006	TD	U	I	07
GRANTOR: VOLLMER JULIA H TRUST					
GRANTEE: LIVINGSTON THOMAS H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 N13 W3 FEP=[YR=1993] N13 W15 S13 E15 \$ W29 S49 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N10 U1 L1 N1 W5 S7 W2 S5 E8 \$ W21\$ E13 N5 E2 N7 E5 S1 D2 R2 E11 N4E2 N8 E2 U3 R3 N12 \$.									

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	0812	CONCRETE C	0	0	0	0			2,062.00	SF	4.00				4,908	
2	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00				2,380	
3	1124	CB/STC 4"	0	0	0	0			75.00	SF	6.50				290	
4	0810	CONCRETE A	0	0	0	0			393.00	SF	6.50				1,839	
5	0855	CONC PAVER	0	0	0	0			57.00	SF	7.00				287	

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000		