LOT 20
OCEAN RIDGE REPLAT PB 5/227

LIVINGSTON-HUFF FAMILY TRUST/LIVINGSTON THOMAS H T
3563 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0020-0000

BUILDING CHARACTERISTICS

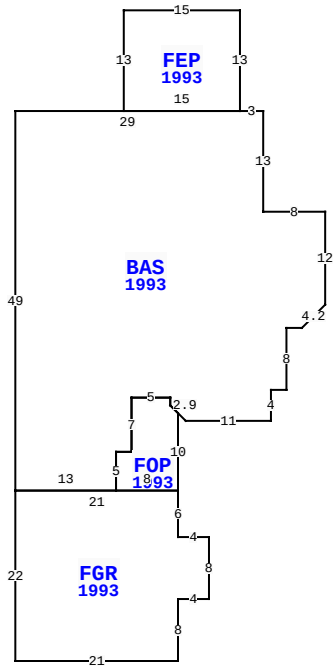
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	182,479
FEP	195	80	156	18,581
FGR	494	55	272	32,398
FOP	81	30	24	2,858
TOTALS	2,302		1,984	236,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,984	110.5440	138.18	274,149	1989	1995	0	0	0	13.80	86.20

1 SNGL FAM – 0% - 0 Heated Area: 1532 HX Base Yr



142 OCEAN RIDGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/24/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,316
TOTAL MARKET OB/XF VALUE	9,356
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	505,672
SOH/AGL Deduction	86,198
ASSESSED VALUE	419,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,474
TOTAL JUST VALUE	505,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,285

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	SALE PRICE
2577/1860	6/17/2022	WD	U	I	11	100
GRANTOR: LIVINGSTON THOMAS H						
GRANTEE: LIVINGSTON-HUFF FAM						
1413/1890	5/22/2006	TD	U	I	07	100
GRANTOR: VOLLMER JULIA H TRUST						
GRANTEE: LIVINGSTON THOMAS H						

BUILDING NOTES

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 $.

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
1	0812	CONCRETE C	0	0	0	0	2,062.00	SF	4.00	4.00	100	1989	1989	3	57	4,701	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	1124	CB/STC 4"	0	0	0	0	75.00	SF	6.50	6.50	100	1989	1989	3	57	278	
4	0810	CONCRETE A	0	0	0	0	393.00	SF	6.50	6.50	100	1995	1995	3	70	1,788	
5	0855	CONC PAVER	0	0	0	0	57.00	SF	7.00	7.00	100	1995	1995	3	70	279	

LAND DESCRIPTION

TOTAL OB/XF 9,356

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	000100	C	SFR	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	260,000.00	260,000.00	260,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/06/2024 BY SYS