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

LIVINGSTON REBECCA REVOCABLE TRUST/LIVINGSTON REBB
2886 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2025

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

NASSAU COUNTY PROPERTY

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
Quality	04	Quality Level 04

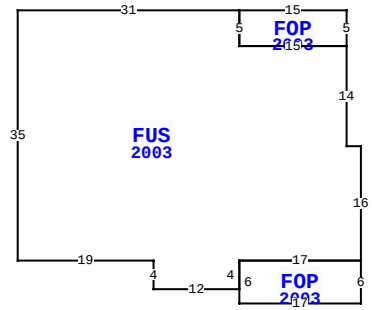
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1077.00

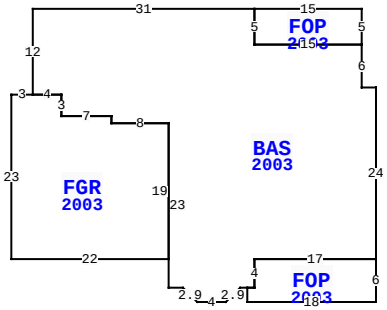
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,259	100	2003	1,259	195,765
FGR	453	55	2003	249	38,718
FOP	75	30	2003	22	3,421
FOP	75	30	2003	22	3,421
FOP	102	30	2003	31	4,820
FOP	104	30	2003	31	4,820
FUS	1,615	100	2003	1,615	251,122
TOTALS	3,683			3,229	502,087

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	172.77	557,874	2003	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2015 Heated Area: 2874 HX Base Yr 2015





2886 LANDYNS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		502,087
TOTAL MARKET OB/XF VALUE		15,600
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		817,687
SOH/AGL Deduction		467,645
ASSESSED VALUE		350,042
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,320
TOTAL JUST VALUE		817,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,321

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	SALE PRICE
2782/64	4/17/2025	WD	U	I	11	100
GRANTOR: LIVINGSTON REBECCA						
GRANTEE: LIVINGSTON REBECCA						
1843/1754	12/27/2012	WD	Q	I	02	220,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: LIVINGSTON REBECCA						

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$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0855	CONC PAVER	0	100	47	18	846.00	SF	7.00	7.00	100	2003	2003	3	82	4,856	
3	0855	CONC PAVER	0	100	0	0	98.00	SF	7.00	7.00	100	2003	2003	3	82	563	
4	0471	VINYL FNC	0	100	0	0	182.00	LF	32.00	32.00	100	2005	2005	3	64	3,727	
5	1242	WD DECK A	0	100	30	14	420.00	SF	10.00	10.00	100	2019	2019	3	82	3,444	

LAND DESCRIPTION

TOTAL OB/XF 15,600

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	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS