

BLOCK 12 LOTS 14 15 16 & AB RW
IN OR 1450/656
SEAVIEW SUB PB 1/7

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

2025

00-00-31-1680-0012-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	122,005
BAS	504	100	2008	504	59,125
FEP	208	80	1997	166	19,474
FOP	328	30	1997	98	11,496
FUS	1,040	100	1993	1,040	122,005
STR	56	10	1997	6	704
UGR	616	45	1997	277	32,496
UOP	438	20	1993	88	10,324

TOTALS	4,230			3,219	377,630
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	53	21	1,113.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	1,020.00	SF	10.00
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	75.00	125.00	75.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,219	97.0600	153.35	493,634	1972	1977	0	0	23.50	76.50
1 SFR CUST - 100% - 2008											
Heated Area: 2584											
HX Base Yr 2008											
3563 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2025 MLU											

TOTAL OB/XF											
63,037											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			437,793
TOTAL MARKET OB/XF VALUE			63,037
TOTAL LAND VALUE - MARKET			568,069
TOTAL MARKET VALUE			1,068,899
SOH/AGL Deduction			513,239
ASSESSED VALUE			555,660
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			504,938
TOTAL JUST VALUE			1,068,899
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			951,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222678	SWIM POOL	90,000	12/27/2022
20222467	ADDITION	200,000	12/14/2022
20080197	H/AC	2,000	02/11/2008
20080198	ELEC OTHER	1,500	02/11/2008
20072264	REMODEL	74,000	12/19/2007
B969680	REPAIR/RRF	10,000	03/18/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2577/1863	6/17/2022	WD	U	I	11
GRANTOR: LIVINGSTON THOMAS H &					
GRANTEE: LIVINGSTON-HUFF FAM					
1450/0656	10/06/2006	WD	Q	I	01
GRANTOR: LIVINGSTON EDGAR N &					
GRANTEE: LIVINGSTON THOMAS H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 BAS=[YR=2008] N28 W18 UGR=[YR=1997] W22 S28 UOP=[YR=1993] S6 E1 S20 E4 S4 E4 S2 E39 N6 W40 N26 W8\$ E22 N28\$ S28 E18\$ W32 S26 E40 N26\$ PTR= N20 STR=[YR=1997] N8 FEP=[YR=1997] N26 E8 FUS=[YR=1993] E40 S26 FOP=[YR=1997] S8 W38 N4 W6 N4 E44\$ W40 N26\$ S26 W8\$ E4 S4 E6 S4 W10\$ S20 \$.									

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CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																																																																																															
ELEMENT	CD	16	WD FR STUC 50	02	SHED 100	2	ACCESORY U - 100% - 2024	Heated Area: 792	HX Base Yr 2008	VALUATION BY	STANDARD																																																																																																								
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Roof Structur	02	SHED 100	2	ACCESORY U - 100% - 2024	Heated Area: 792	HX Base Yr 2008	VALUATION BY	STANDARD																																																																																																											
Roof Cover	04	BUILT-UP 100	05	DRYWALL 100	13	LVT/LAMNT 50	15	HARDTILE 50	03	CENTRAL 100	04	AIR DUCTED 100	1 100	2 100	02	WOOD FRAME 100	2.	2. 100	0 100	Quality	04	Quality Level 04	DOR CODE	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1059.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAL	397	15	2024	60	3,525	BAS	396	100	2024	396	23,266	FOP	269	30	2024	81	4,759	FOP	283	30	2024	85	4,994	FUS	396	100	2024	396	23,266	STR	16	10	2024	2	118	STR	16	10	2024	2	118	STR	16	10	2024	2	118	TOTALS	1,789				1,024	60,163	3563 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU	EXTRA FEATURES	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
Interior Wall	05	DRYWALL 100	13	LVT/LAMNT 50	15	HARDTILE 50	03	CENTRAL 100	04	AIR DUCTED 100	1 100	2 100	02	WOOD FRAME 100	2.	2. 100	0 100	Quality	04	Quality Level 04	DOR CODE	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1059.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAL	397	15	2024	60	3,525	BAS	396	100	2024	396	23,266	FOP	269	30	2024	81	4,759	FOP	283	30	2024	85	4,994	FUS	396	100	2024	396	23,266	STR	16	10	2024	2	118	STR	16	10	2024	2	118	STR	16	10	2024	2	118	TOTALS	1,789				1,024	60,163	3563 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU	EXTRA FEATURES	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
Interior Floor	13	LVT/LAMNT 50	15	HARDTILE 50	03	CENTRAL 100	04	AIR DUCTED 100	1 100	2 100	02	WOOD FRAME 100	2.	2. 100	0 100	Quality	04	Quality Level 04	DOR CODE	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1059.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAL	397	15	2024	60	3,525	BAS	396	100	2024	396	23,266	FOP	269	30	2024	81	4,759	FOP	283	30	2024	85	4,994	FUS	396	100	2024	396	23,266	STR	16	10	2024	2	118	STR	16	10	2024	2	118	STR	16	10	2024	2	118	TOTALS	1,789				1,024	60,163	3563 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU	EXTRA FEATURES	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100	1 100	2 100	02	WOOD FRAME 100	2.	2. 100	0 100	Quality	04	Quality Level 04	DOR CODE	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1059.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAL	397	15	2024	60	3,525	BAS	396	100	2024	396	23,266	FOP	269	30	2024	81	4,759	FOP	283	30	2024	85	4,994	FUS	396	100	2024	396	23,266	STR	16	10	2024	2	118	STR	16	10	2024	2	118	STR	16	10	2024	2	118	TOTALS	1,789				1,024	60,163	3563 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU	EXTRA FEATURES	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
Heating Type	04	AIR DUCTED 100	1 100	2 100	02	WOOD FRAME 100	2.	2. 100	0 100	Quality	04	Quality Level 04	DOR CODE	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1059.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAL	397	15	2024	60	3,525	BAS	396	100	2024	396	23,266	FOP	269	30	2024	81	4,759	FOP	283	30	2024	85	4,994	FUS	396	100	2024	396	23,266	STR	16	10	2024	2	118	STR	16	10	2024	2	118	STR	16	10	2024	2	118	TOTALS	1,789				1,024	60,163	3563 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU	EXTRA FEATURES	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES										
Bedrooms		1 100	2 100	02	WOOD FRAME 100	2.	2. 100	0 100	Quality	04	Quality Level 04	DOR CODE	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1059.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAL	397	15	2024	60	3,525	BAS	396	100	2024	396	23,266	FOP	269	30	2024	81	4,759	FOP	283	30	2024	85	4,994	FUS	396	100	2024	396	23,266	STR	16	10	2024	2	118	STR	16	10	2024	2	118	STR	16	10	2024	2	118	TOTALS	1,789				1,024	60,163	3563 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU	EXTRA FEATURES	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES											
Bathrooms		1 100	2 100	02	WOOD FRAME 100	2.	2. 100	0 100	Quality	04	Quality Level 04	DOR CODE	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1059.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAL	397	15	2024	60	3,525	BAS	396	100	2024	396	23,266	FOP	269	30	2024	81	4,759	FOP	283	30	2024	85	4,994	FUS	396	100	2024	396	23,266	STR	16	10	2024	2	118	STR	16	10	2024	2	118	STR	16	10	2024	2	118	TOTALS	1,789				1,024	60,163	3563 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU	EXTRA FEATURES	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES											
Frame	02	WOOD FRAME 100	2.	2. 100	0 100	Quality	04	Quality Level 04	DOR CODE	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1059.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAL	397	15	2024	60	3,525	BAS	396	100	2024	396	23,266	FOP	269	30	2024	81	4,759	FOP	283	30	2024	85	4,994	FUS	396	100	2024	396	23,266	STR	16	10	2024	2	118	STR	16	10	2024	2	118	STR	16	10	2024	2	118	TOTALS	1,789				1,024	60,163	3563 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU	EXTRA FEATURES	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
Stories	2.	2. 100	0 100	Quality	04	Quality Level 04	DOR CODE	0100	SINGLE FAMILY	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1059.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAL	397	15	2024	60	3,525	BAS	396	100	2024	396	23,266	FOP	269	30	2024	81	4,759	FOP	283	30	2024	85	4,994	FUS	396	100	2024	396	23,266	STR	16	10	2024	2	118	STR	16	10	2024	2	118	STR	16	10	2024	2	118	TOTALS	1,789				1,024	60,163	3563 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2025	MLU	EXTRA FEATURES	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																
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