

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

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

2026

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

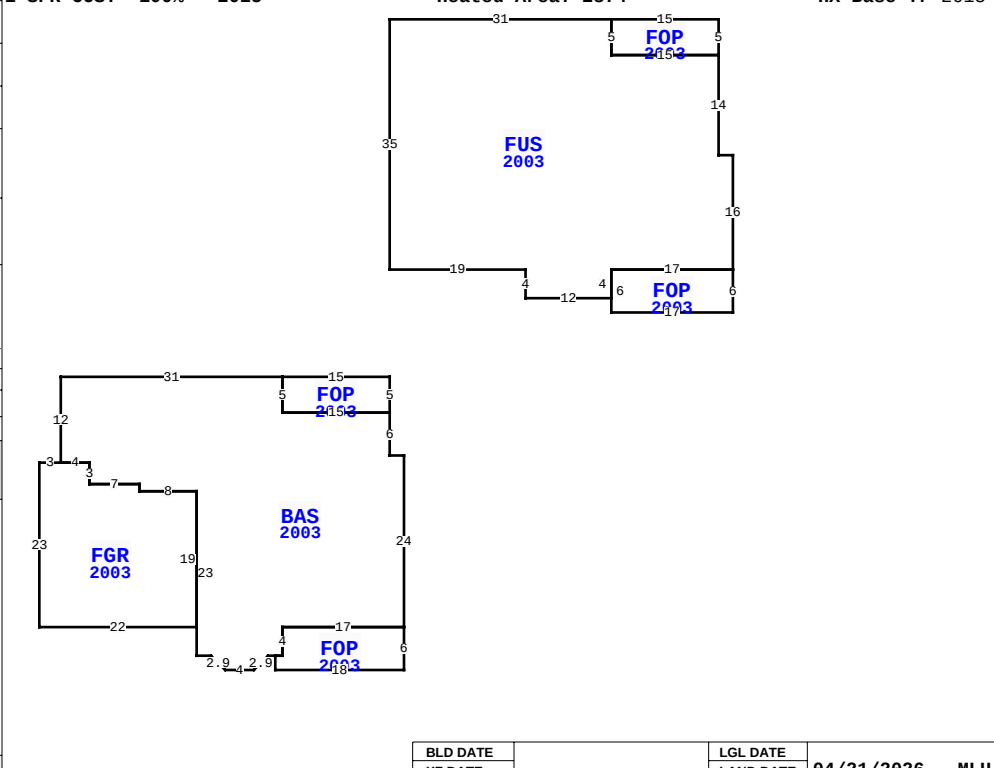
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,259	100	2003	1,259	204,538
FGR	453	55	2003	249	40,452
FOP	75	30	2003	22	3,574
FOP	75	30	2003	22	3,574
FOP	102	30	2003	31	5,036
FOP	104	30	2003	31	5,036
FUS	1,615	100	2003	1,615	262,374
TOTALS	3,683			3,229	524,585

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
5	1242	WD DECK A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

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	181.52	586,128	2003	2003	0	0	10.50	89.50	
1 SFR CUST			100% - 2015			Heated Area: 2874			HX Base Yr 2015			



2886 LANDYNS CIR, FERNANDINA BEACH												
BLD DATE			LGL DATE			04/21/2026 MLU						
XF DATE			LAND DATE									
INC DATE			AG DATE									

TOTAL OB/XF												
6,251												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		524,585	
TOTAL MARKET OB/XF VALUE		6,251	
TOTAL LAND VALUE - MARKET		305,000	
TOTAL MARKET VALUE		835,836	
SOH/AGL Deduction		476,343	
ASSESSED VALUE		359,493	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		303,082	
TOTAL JUST VALUE		835,836	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		817,687	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0585	KITCHEN BATHROOMS	9,800	10/09/2025
BLDR-2025-1	MOSTLY INTERIOR R	315,000	07/23/2025
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
2782/64	4/17/2025	WD	U	I	11
GRANTOR: LIVINGSTON REBECCA					
GRANTEE: LIVINGSTON REBECCA					
1843/1754	12/27/2012	WD	Q	I	02
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\$.												