

BLK 243 S 13FT OF N 43FT OF  
W 125FT OF LOT 2  
CITY OF FDNA BEACH

EATON ANDREA/SALMON LISA  
12 CARRIAGE LANE  
CENTERREACH, NY 11720

2025

00-00-31-1800-0243-0022



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																		STANDARD											
																	VALUATION BY												
																	Tax Group: 2					Tax Dist:							
																	BUILDING MARKET VALUE												
																	TOTAL MARKET OB/XF VALUE												
																	TOTAL LAND VALUE - MARKET												
																	TOTAL MARKET VALUE												
																	SOH/AGL Deduction												
																	ASSESSED VALUE												
																	TOTAL EXEMPTION VALUE												
																	BASE TAXABLE VALUE												
																	TOTAL JUST VALUE												
																	NCON VALUE												
																	INCOME VALUE												
																	PREVIOUS YEAR MKT VALUE												
																	PERMIT NUM												
																	DESCRIPTION												
																	AMT												
																	ISSUED												
																	9941B												
																	ADDITION												
																	15,000												
																	07/26/1996												
																	NEIGHBORHOOD/LOC												
																	1008.00												
																	DOR CODE												
																	0000 VACANT												
																	MAP NUM												
																	MKT AREA												
																	01												
																	AREA TYPE												
																	TOTAL GROSS AREA												
																	PCT OF BASE												
																	YEAR												
																	TOT ADJ AREA												
																	SUBAREA MARKET VALUE												
																	TOTALS												
																	EXTRA FEATURES												
																	S 13TH ST, FERNANDINA BEACH												
																	BLD DATE												
																	XF DATE												
																	INC DATE												
																	LGL DATE												
																	LAND DATE												
																	AG DATE												
																	03/25/2024 MLU												
L	OB/XF	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									
N	CODE																												
																	LAND DESCRIPTION												
																	TOTAL OB/XF												
																	0												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0003	R-2	13.00	125.00	13.00	FF	1	1.09	1.00	1.09	2,800.00	3,052.00	39,676												
REVIEW DATE 03/25/2024 BY MLU Total Acres: 0.00 Total Land Value: 39,676 Market: 0 Agricultural: 0 Common: 39,676 PRINTED 07/30/2025 BY SYS																													