BLOCK 9 LOT 1
BUCKS FDNA BEACH #2 PB3/17

ECKHARDT CAMILLA G
161 LAKEVIEW LN
MANCHESTER, NH 03104

2026

00-00-31-114B-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

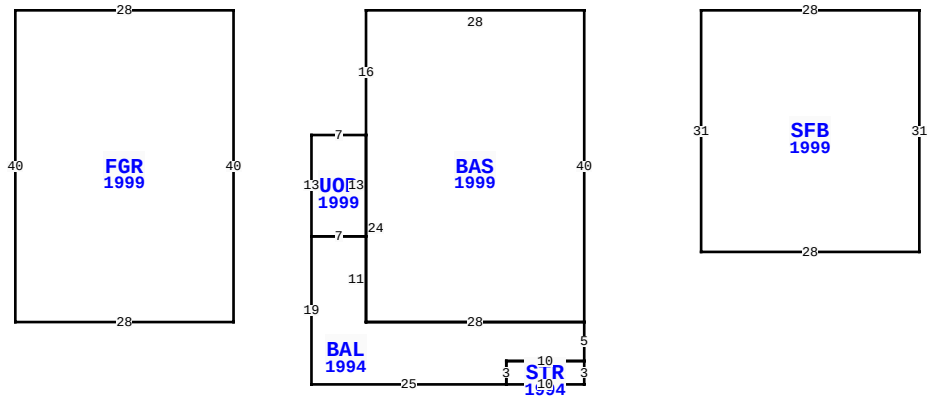
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	327	15	1994	49	4,554
BAS	1,120	100	1999	1,120	104,073
FGR	1,120	55	1999	616	57,240
SFB	868	80	1999	694	64,488
STR	30	10	1994	3	278
UOP	91	20	1999	18	1,673
TOTALS	3,556			2,500	232,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,500	101.3760	106.44	266,100	1999	1999	0	0	0	12.70	87.30

1 SINGLE FAM 0% - 2026 Heated Area: 1814 HX Base Yr



2757 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	232,305
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	592,305
SOH/AGL Deduction	0
ASSESSED VALUE	592,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,305
TOTAL JUST VALUE	592,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	583,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121558	ROOF	7,398	08/01/2012
B969817	NEW CONSTR	102,608	05/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2816/1547	9/17/2025	WD	Q	I	01	665,000
GRANTOR: STEPHENSON ZACHARY &						
GRANTEE: ECKHARDT CAMILLA G						
2104/1393	3/03/2017	WD	Q	I	01	336,000
GRANTOR: PAGE PAMELA LILLY &						
GRANTEE: STEPHENSON ZACHARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W28 S16 UOP=[YR=1999] W7 S13 BAL=[YR=1994] S19 E25 STR=[YR=1994] E10N3W10S3$ N3E10N5W28N11W7$ E7N13$ S24 E28 N40 $PTR= E15 SFB=[YR=1999] E28S31 W28 N31 $ W15 $ PTR= W45 FGR=[YR=1999] W28 S40 E28 N40 $ E45$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	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		R-2	60.00	110.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS