BLK 243 S 43FT OF N 86FT
OF LOT 2
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0243-0024

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

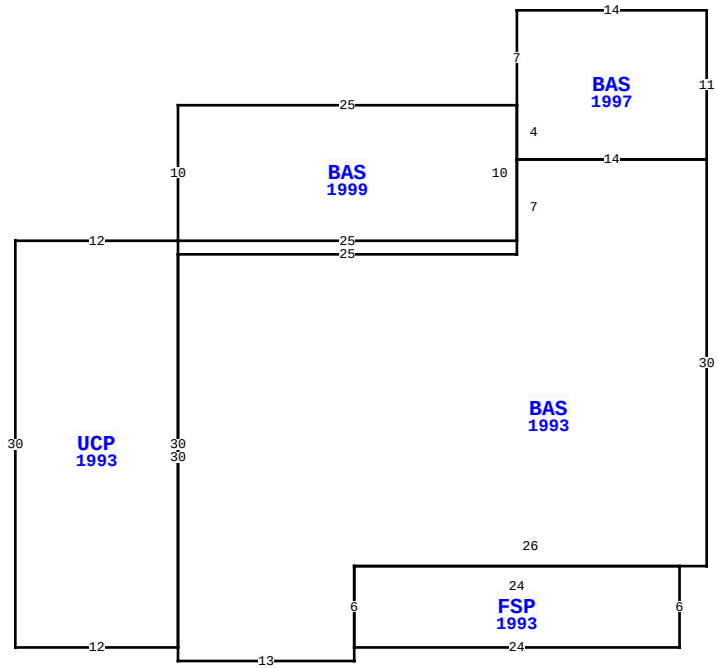
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1993	1,086	111,969
BAS	154	100	1997	154	15,878
BAS	250	100	1999	250	25,775
FSP	144	40	1993	58	5,980
UCP	360	20	1993	72	7,423
TOTALS	1,994			1,620	167,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	116.8920	122.74	198,839	1920	1990	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 2026 Heated Area: 1490 HX Base Yr



20 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,025
TOTAL MARKET OB/XF VALUE	712
TOTAL LAND VALUE - MARKET	120,400
TOTAL MARKET VALUE	288,137
SOH/AGL Deduction	0
ASSESSED VALUE	288,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,137
TOTAL JUST VALUE	288,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080951	REMODEL	17,500	06/03/2008
20052628	REPAIR/RRF	16,000	09/07/2005
983744	ADDITION	10,000	05/18/1998
10599-B	REMODEL	7,000	07/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/1627	2/17/2025	QC	U	I	11	100
GRANTOR: ROSS CECELIA & FRANK						
GRANTEE: EATON ANDREA						
2590/1661	9/03/2022	QC	U	I	11	100
GRANTOR: ROSS CECELIA						
GRANTEE: ROSS CECELIA & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 S7 BAS=[YR=1999] W25 S10 UCP=[YR=1993] W12 S30 E12 N30 $ E25 N10 $ S4 BAS=[YR=1993] S7 W25 S30 E13 N1 FSP=[YR=1993] E24 N6 W24 S6$ N6 E26 N30 W14 $ E14 N11 $.

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
3	1242	WD DECK A	0	0	12	13	156.00	SF	10.00	10.00	100	1999	1999	3	20	312	
4	1242	WD DECK A	0	0	8	25	200.00	SF	10.00	10.00	100	1999	1999	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 712

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	0	0006	R-2	43.00	230.00	43.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	120,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,400 Market: 0 Agricultural: 0 Common: 120,400 PRINTED 07/09/2026 BY SYS