

LOT 274
IN OR 2339/1293
ESMT OR 1511/925

MISCIAGNA ANTHONY M & JENNIFER A
2861 W 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0274-0000



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	PAGE 1 of 1 2										
Exterior Wall	23	REINF CONC 100	0900	01	3,331	132.4386	157.27	523,866	2009	2009	0	0	6.50	93.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 2571									
Roof Cover	11	SLATE 100														HX Base Yr 2021									
Interior Wall	03	PLASTER 100																							
Interior Floo	15	HARDTILE 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3 100																							
Frame	04	REIN CONC 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			1041.0100																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAL	120	15	18	2,647																					
BAS	850	100	850	124,991																					
FGR	616	55	339	49,850																					
FOP	30	30	9	1,323																					
FOP	176	30	53	7,793																					
FOP	215	30	64	9,411																					
FUS	1,721	100	1,721	253,069																					
UST	616	45	277	40,732																					
TOTALS			4,344	3,331	489,815																				
EXTRA FEATURES			2861 W 6TH ST, FERNANDINA BEACH																						
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									
1	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2009	2009	3	45	450										
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290										
3	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	91	2009	2009	3	100	10,200										
4	1125	CB/STC 6"	0 100	0	0	270.00	SF	7.35	7.35	100	2009	2009	3	91	1,806										
6	0858	SCULP CONC	0 100	0	0	1,000.00	SF	26.00	26.00	100	2009	2009	3	98	25,480										
7	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50	100	2009	2009	3	91	994										
8	0861	POOL GUNIT	0 100	41	12	492.00	SF	85.00	85.00	100	2009	2009	3	60	25,092										
9	0845	KOOL DECK	0 100	0	0	684.00	SF	13.27	13.27	100	2009	2009	3	91	8,258										
11	0810	CONCRETE A	0 100	15	6	90.00	SF	6.50	6.50	100	2009	2009	3	91	532										
TOTAL OB/XF 76,102																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	5,000.00	4,250.00	318,750								
REVIEW DATE 02/02/2017 BY DJX Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 08/02/2023 BY SYS																									