

**OLIVA ANTHONY C/SMITH PATRICIA K**  
2865 W 6TH ST  
FERNANDINA BEACH, FL 32034

# 2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 60

Exterior Wall17CB STUCCO 40

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5 100

Bathrooms4 100

Frame Stories Units04REIN CONC 100  
3. 100  
0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0800MULTI-FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1041.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

APT43510043549,309

APT54010054061,212

APT54010054061,212

FGR3245517820,177

HXB77510077587,850

HXB999100999113,242

HXG6755537142,055

TOTALS4,2883,838435,057

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDUPLEX - 55.89% - 2017Heated Area: 3289HX Base Yr 2017

2700013,838106.3125132.89510,032199319930014.7085.30

203727272727

APT1993HXB1993

201225272727

APT1993FGR1993HXG1993

20372020267777

APT1993HXB1993

NASSAU COUNTY PROPERTY

PAGE 1 of 2

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE435,057

TOTAL MARKET OB/XF VALUE30,870

TOTAL LAND VALUE - MARKET337,875

TOTAL MARKET VALUE803,802

SOH/AGL Deduction186,769

ASSESSED VALUE617,033

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE567,033

TOTAL JUST VALUE803,802

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE768,930

PERMIT NUMDESCRIPTIONAMTISSUED

20170267HRDBRD20,00001/30/2017

20121055H/AC3,89506/08/2012

20111465REPLACE ENTRY DOO60008/25/2011

20090011COMPOSITE DECKING8,00001/05/2009

20051457REMODEL9,00003/23/2005

8248XFOB40004/08/1994

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

1993/06827/23/2015WDQI01500,000

GRANTOR: ZECHMANN JOHN R & LIN

GRANTEE: OLIVA ANTHONY C & P

1075/09908/16/2002WDQI380,000

GRANTOR: BOOTH WILLIAM A & NAN

GRANTEE: ZECHMANN JOHN R & L

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W25 FGR=[YR=1993] W12 APT=[YR=1993] W20 S27 E20 N27\$ S27 E12 N27\$ S27 E25 N27\$ PTR=N15 HXB=[YR=1993] N27 W37 APT=[YR=1993] W20 S27 E20 N27\$ S27 E37\$ S15\$ PTR=E15 APT=[YR=1993] E20 HXB=[YR=1993] E37 S20 W6 S7 W5 N7 W26 N20\$ S20 W6 S7 W5 N7 W9 N20\$ W15\$ .

EXTRA FEATURES

2865 W 6TH STA&B, FERNANDINA BEACH

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199319933742,590

20810CONCRETE A01004218756.00SF6.506.50100199319933663,243

31244WD DECK EX010010440.00SF7.407.4010020092009356166

40810CONCRETE A010013452.00SF6.506.5010019931993366223

50810CONCRETE A010000253.00SF6.506.50100199319933661,085

61244WD DECK EX010014456.00SF24.9824.9810020092009356783

71244WD DECK EX010000786.00SF37.0037.001002009200935616,286

81244WD DECK EX010021484.00SF18.5018.5010020092009356870

91244WD DECK EX00820160.00SF37.0037.00100200920093563,315

101244WD DECK EX0061484.00SF7.407.4010020092009356348

LAND DESCRIPTIONTOTAL OB/XF28,909

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000800CMULTI-FAM1000006R-275.00100.0075.00FF1.001.000.855,300.004,505.00337,875

REVIEW DATE06/06/2024BYKBA

Total Acres: 0.00Total Land Value: 337,875Market: 0Agricultural: 0Common: 337,875PRINTED 08/06/2024 BY SYS

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