

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

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

2024

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	165.55	551,447	2009	2009	0	0	0	7.00	93.00	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. 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	2,771																								
BAS	850	100	850	130,868																								
FGR	616	55	339	52,193																								
FOP	30	30	9	1,386																								
FOP	176	30	53	8,160																								
FOP	215	30	64	9,853																								
FUS	1,721	100	1,721	264,968																								
UST	616	45	277	42,647																								
TOTALS			4,344	3,331	512,846																							
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	40	400													
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255													
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	90	1,786													
5	0858	SCULP CONC	0 100	0	0	1,000.00	SF	26.00	26.00	100	2009	2009	3	97	25,220													
6	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50	100	2009	2009	3	90	983													
7	0861	POOL GUNIT	0 100	41	12	492.00	SF	85.00	85.00	100	2009	2009	3	56	23,419													
8	0845	KOOL DECK	0 100	0	0	684.00	SF	13.27	13.27	100	2009	2009	3	90	8,167													
9	0810	CONCRETE A	0 100	15	6	90.00	SF	6.50	6.50	100	2009	2009	3	90	527													
TOTAL OB/XF 73,957																												
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	5,300.00	4,505.00	337,875											
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 337,875 Market: 0 Agricultural: 0 Common: 337,875 PRINTED 08/06/2024 BY SYS																												