

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

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

2025

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	174.82	582,325	2009	2009	0	0	0	7.50	92.50	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	120	15	2010	18	2,911																								
BAS	850	100	2009	850	137,452																								
FGR	616	55	2009	339	54,819																								
FOP	30	30	2009	9	1,455																								
FOP	176	30	2009	53	8,570																								
FOP	215	30	2009	64	10,349																								
FUS	1,721	100	2009	1,721	278,300																								
UST	616	45	2009	277	44,793																								
TOTALS			4,344		3,331	538,651																							
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	35	350													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220													
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	89	1,766													
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	89	972													
7	0861	POOL GUNIT	0	100	41	12	492.00	SF	85.00	85.00	100	2009	2009	3	52	21,746													
8	0845	KOOL DECK	0	100	0	0	684.00	SF	13.27	13.27	100	2009	2009	3	89	8,077													
9	0810	CONCRETE A	0	100	15	6	90.00	SF	6.50	6.50	100	2009	2009	3	89	521													
TOTAL OB/XF 72,072																													
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	RES	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 07/30/2025 BY SYS																													