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

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

2026

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
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

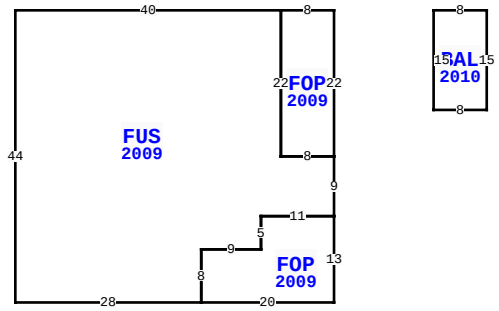
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.0100

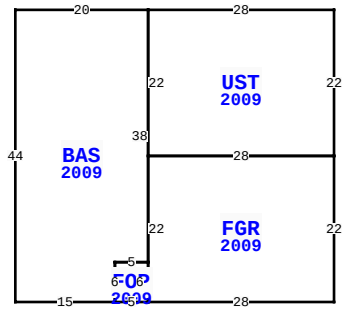
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	2010	18	3,049
BAS	850	100	2009	850	143,959
FGR	616	55	2009	339	57,414
FOP	30	30	2009	9	1,524
FOP	176	30	2009	53	8,976
FOP	215	30	2009	64	10,839
FUS	1,721	100	2009	1,721	291,473
UST	616	45	2009	277	46,914
TOTALS	4,344			3,331	564,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,331	132.4386	184.09	613,204	2009	2009	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2021 Heated Area: 2571 HX Base Yr 2021





2861 W 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	3,185	
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	88	1,746	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2009	2009	05	85	51,000	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		564,148
TOTAL MARKET OB/XF VALUE		66,131
TOTAL LAND VALUE - MARKET		487,500
TOTAL MARKET VALUE		1,117,779
SOH/AGL Deduction		372,397
ASSESSED VALUE		745,382
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		693,971
TOTAL JUST VALUE		1,117,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		948,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110290	XFOB	500	03/03/2011
20081831	XFOB	10,000	12/19/2008
20080884	SWIM POOL	600	05/23/2008
20080876	H/AC	16,000	05/23/2008
20080883	SWIM POOL	20,535	05/23/2008
20080885	ELEC OTHER	750	05/23/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/1293	2/13/2020	WD	Q	I	01	750,000
GRANTOR: TANNER LESLIE M & HAM						
GRANTEE: MISCIAGNA ANTHONY M						
1939/0287	9/22/2014	WD	Q	I	01	555,000
GRANTOR: STANFORD JOHN CHARLES						
GRANTEE: TANNER HAMPTON HOLL						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2009] W28 BAS=[YR=2009] W20S44E15 FOP=[YR=2009] E5 FGR=[YR=2009] E28N22W28 S22$N6W5S6$N6E5N38$S22E28N22$ PTR=N10 FOP=[YR=2009] N13 FUS=[YR=2009] N9 FOP=[YR=2009] N22W8S22E8$ W8N22W40 S44E28N8E9N5E11$ W11S5W9S8E20$ S10$ PTR=E15N54 BAL=[YR=2010] E8S15 W8N15$ S54W15$.

LAND DESCRIPTION

TOTAL OB/XF 66,131

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	100	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	487,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS