

BLOCK K LOT 1
ATLANTIC HIGHLANDS SUB
DB 39/297

ALLEN-KOPINSKI THERESE
1636 BROOME ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000K-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	134	15	20	1,422
BAS	753	100	753	53,537
BAS	1,337	100	1,337	95,059
FGR	543	55	299	21,258
STR	64	10	6	426
UOP	42	20	8	569

TOTALS	2,873		2,423	172,272
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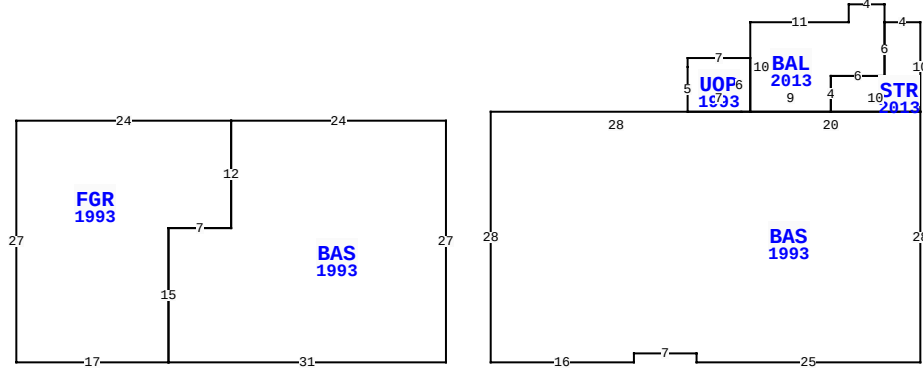
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0		700.00	SF	5.20				1,274	
2	0811	CONCRETE B	0	100	0	0		180.00	SF	5.20				328	
3	0811	CONCRETE B	0	100	0	0		516.00	SF	5.20				1,664	

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
1	000100	C	SFR	100	0006	R-1	134.00	137.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE	01/23/2023	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,423	108.2900	97.73	236,800	1977	1985	0	0	27.25	72.75
1 SINGLE FAM - 100% - 2021 Heated Area: 2090 HX Base Yr 2021											



1636 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						172,272					
TOTAL MARKET OB/XF VALUE						3,266					
TOTAL LAND VALUE - MARKET						275,000					
TOTAL MARKET VALUE						450,538					
SOH/AGL Deduction						225,107					
ASSESSED VALUE						225,431					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						175,431					
TOTAL JUST VALUE						450,538					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						374,973					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222489	REMODEL	0	09/16/2022
20222331	SWIM POOL	0	06/29/2022
20052375	REMODEL	1,000	08/05/2005
20052252	REPAIR/RRF	3,000	07/19/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2490/0035	8/05/2021	QC	U	I	11		100
GRANTOR: KOPINSKI CHRISTOPHER							
GRANTEE: ALLEN-KOPINSKI THER							
2402/0775	10/20/2020	WD	Q	I	01		469,000
GRANTOR: LIVINGSTON JOHN MICHA							
GRANTEE: ALLEN-KOPINSKI THER							

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993;ORIG=53,-1] W20 W28 S28 E16 N1 E7 S1 E25 N28 \$														
BAS=[YR=1993;ORIG=0,0] W24 S12 W7 S15 E31 N27 \$														
FGR=[YR=1993;ORIG=-24,0] W24 S27 E17 N15 E7 N12 \$														
BAL=[YR=2013;ORIG=49,-11] N2 W4 S2 W11 S10 E9 N4 E6 N6 \$														
STR=[YR=2013;ORIG=53,-1] N10 W4 S6 W6 S4 E10 \$														
UOP=[YR=1993;ORIG=27,-6] S5 E7 N6 W7 S1 \$														
PTR=[ORIG=0,0] N25 S25 \$														

TOTAL OB/XF														
3,266														
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
1	000100	C	SFR	100	0006	R-1	134.00	137.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE	01/23/2023	BY	TWA
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Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0	Common: 275,000	PRINTED 08/02/2023 BY SYS
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