

BLOCK K LOT W 98 FT OF 4
ATLANTIC HIGHLANDS SUB
DB 39/297

NAISMITH CYNTHIA BRIDGES L/E/
1604 BROOME STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000K-0042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 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
NEIGHBORHOOD/LOC		1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1,619	141,808
FGR	435	55	239	20,934
FOP	40	30	12	1,051
UBM	1,619	20	324	28,379
TOTALS	3,713		2,194	192,172

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	696.00	SF	5.20	5.20	
3	0811	CONCRETE B	0	100	0	0	598.00	SF	5.20	5.20	
4	1242	WD DECK A	0	100	0	0	517.00	SF	10.00	10.00	
5	0858	SCULP CONC	0	100	10	6	60.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	98.00	137.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,194	125.4400	119.17	261,459	1959	1990	0	0	26.50	73.50
1 SINGLE FAM - 100% - 1999 Heated Area: 1619 HX Base Yr 1999											
1604 BROOME ST, FERNANDINA BEACH											

TOTAL OB/XF 5,931											
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						192,172					
TOTAL MARKET OB/XF VALUE						5,931					
TOTAL LAND VALUE - MARKET						275,000					
TOTAL MARKET VALUE						473,103					
SOH/AGL Deduction						342,982					
ASSESSED VALUE						130,121					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						80,121					
TOTAL JUST VALUE						473,103					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						464,800					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040391	GARAGE	1,000	03/02/2004
984526	REMODEL	12,008	11/13/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2591/0672	9/16/2022	QC	U	I	11	100	
GRANTOR: NAISMITH CYNTHIA BRID							
GRANTEE: DAVIS CALLIE Y & CA							
2421/1609	9/24/2020	QC	U	I	11	100	
GRANTOR: NAISMITH CHARLES EDWA							
GRANTEE: NAISMITH CYNTHIA BR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W15 BAS=[YR=1993] N5 W17 S5 W33 S35 E14 N1 FOP=[YR=1993] E8N5 W8 S5 \$ N5 E36 N29 \$ S29 E15 N29 \$ PTR= E15 UBM=[YR=1993] E33 N5 E17 S34 W36 S6 W14 N35 \$ W15 \$.											