BLOCK K LOT 1
ATLANTIC HIGHLANDS SUB
DB 39/297

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

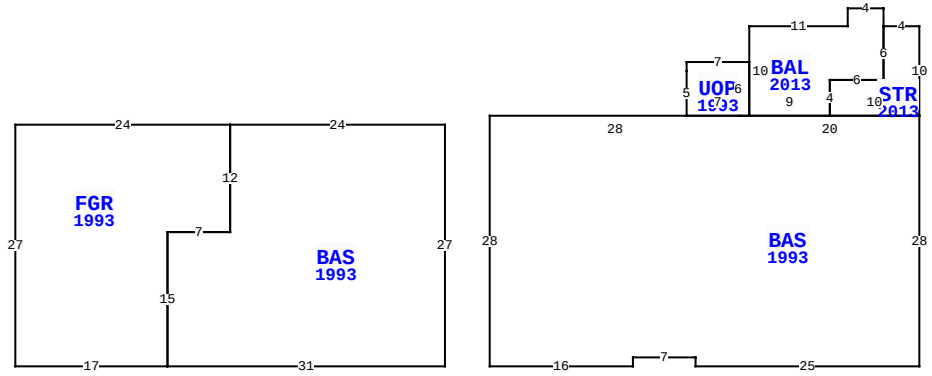
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	134	15	2013	20	1,923
BAS	753	100	1993	753	72,413
BAS	1,337	100	1993	1,337	128,573
FGR	543	55	1993	299	28,753
STR	64	10	2013	6	577
UOP	42	20	1993	8	769
TOTALS	2,873			2,423	233,008

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	114.6600	114.66	277,821	1977	2000	0	0	0	16.13	83.87

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	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,008
TOTAL MARKET OB/XF VALUE		60,983
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		593,991
SOH/AGL Deduction		292,177
ASSESSED VALUE		301,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,092
TOTAL JUST VALUE		593,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,937

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						

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
1	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	1980	1980	3	30	1,092	
2	0811	CONCRETE B	0	100	0	0	516.00	SF	5.20	5.20	100	1990	1990	3	57	1,529	
3	0861	POOL GUNIT	0	100	0	0	452.00	SF	85.00	85.00	100	2024	2023		98	37,652	
4	0855	CONC PAVER	0	100	0	0	532.00	SF	10.00	10.00	100	2024	2023		100	5,320	
5	0855	CONC PAVER	0	100	0	0	1,539.00	SF	10.00	10.00	100	2024	2023		100	15,390	

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 60,983

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	0006	R-1	134.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 12/12/2023 BY TW Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS