

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

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1993	1,619	148,254
FGR	435	55	1993	239	21,885
FOP	40	30	1993	12	1,099
UBM	1,619	20	1993	324	29,669
TOTALS	3,713			2,194	200,907

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	CONSRV
1	000100	C	RES	100	0006	R-1	98.00	137.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
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	125.44	275,215	1959	1990		0	0	27.00	73.00	
1 SINGLE FAM - 100% - 1999 Heated Area: 1619 HX Base Yr 1999													
1604 BROOME ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/09/2025 MLU													

TOTAL OB/XF 5,857													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1959	1959
2	0811	CONCRETE B	0	100	0	0	696.00	SF	5.20	5.20	100	1959	1959
3	0811	CONCRETE B	0	100	0	0	598.00	SF	5.20	5.20	100	2006	2006
4	1242	WD DECK A	0	100	0	0	517.00	SF	10.00	10.00	100	2000	2000
5	0858	SCULP CONC	0	100	10	6	60.00	SF	13.00	13.00	100	2000	2000

TOTAL OB/XF 5,857													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	100	0006	R-1	98.00	137.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		200,907	
TOTAL MARKET OB/XF VALUE		5,857	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		506,764	
SOH/AGL Deduction		372,869	
ASSESSED VALUE		133,895	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		83,173	
TOTAL JUST VALUE		506,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,103	

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	I	11	100	
GRANTOR: NAISMITH CYNTHIA BRID							
GRANTEE: DAVIS CALLIE Y & CA							
2421/1609	9/24/2020	QC U	I	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 \$.											