

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

2026

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	154,598
FGR	435	55	1993	239	22,822
FOP	40	30	1993	12	1,146
UBM	1,619	20	1993	324	30,939
TOTALS	3,713			2,194	209,505

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
4	1242	WD DECK A	0	100	0	517.00	SF	10.00	10.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,194	125.4400	131.71	288,972	1959	1990	0	0
1 SINGLE FAM 100% - 1999 Heated Area: 1619 HX Base Yr 1999									
1604 BROOME ST, FERNANDINA BEACH									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
1,734									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		209,505	
TOTAL MARKET OB/XF VALUE		1,734	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		511,239	
SOH/AGL Deduction		373,729	
ASSESSED VALUE		137,510	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		86,099	
TOTAL JUST VALUE		511,239	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,764	

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 \$.									