

PT OF LOTS 7 & 8
IN OR 2270/392
A/K/A OFC CMLX BLDG 4

CIGARFISH LLC
6440 WESTCHESTER PLACE
CUMMING, GA 30040

2023

00-00-30-0820-0007-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	25	MOD METAL 50	1701	04	2,250	130.2846	185.00	416,250	1974	2012	0	0	0	6.00	94.00	VALUATION BY STANDARD													
Exterior Wall	28	GLASS THRM 50	2 OFFICE 1&2 - 0% - 0													Heated Area: 2250 HX Base Yr													
Roof Structure	09	RIDGE FRME 100	BAS 1993													Tax Group: 8 Tax Dist:													
Roof Cover	04	BUILT-UP 100														BUILDING MARKET VALUE 391,275													
Interior Wall	04	PLYWOOD 90														TOTAL MARKET OB/XF VALUE 19,129													
Interior Wall	05	DRYWALL 10														TOTAL LAND VALUE - MARKET 252,312													
Interior Floor	07	CORK/VTILE 90														TOTAL MARKET VALUE 662,716													
Interior Floor	11	CLAY TILE 10														SOH/AGL Deduction 91,389													
Ceiling	01	FIN.SUSPD 100														ASSESSED VALUE 571,327													
Air Condition	03	CENTRAL 100														TOTAL EXEMPTION VALUE 0													
Heating Type	04	AIR DUCTED 100														BASE TAXABLE VALUE 571,327													
Fixtures	5	100														TOTAL JUST VALUE 662,716													
Frame	05	STEEL 100	NCON VALUE 0																										
Common Wall	26	100	INCOME VALUE																										
Story Height	9	100	PREVIOUS YEAR MKT VALUE 519,388																										
RMS	13	100																											
Stories	1.	1. 100																											
Units	0	100																											
QUAD	06	06																											
DOR CODE	1700	OFFICE BUILDINGS																											
MAP NUM		MKT AREA	03																										
NEIGHBORHOOD/LOC	2002	00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,250	100	2,250	391,275																									
TOTALS	2,250		2,250	391,275																									
EXTRA FEATURES					1435 JULIA ST, FERNANDINA BEACH																								
L N	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	0803	ASPHALT C	0	0	0	0	11,357.00	SF	2.00	2.00	100	1974	1974	3	50	11,357													
2	0850	PEBBLE WLK	0	0	0	0	3,114.00	SF	3.50	3.50	100	1974	1974	3	26	2,834													
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1974	1974	3	20	1,518													
5	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	1974	1974	3	26	51													
6	0810	CONCRETE A	0	0	0	0	244.00	SF	6.50	6.50	100	2000	2000	3	80	1,269													
7	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2000	2000	3	80	130													
8	0446	BOX FNC 6'	0	0	0	0	66.00	LF	20.00	20.00	100	2010	2010	3	50	660													
9	0444	BOX FNC 4'	0	0	0	0	121.00	LF	6.50	6.50	100	2000	2000	3	20	157													
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165													
11	0681	POLE SHED	0	0	8	7	56.00	SF	15.00	15.00	100	2009	2009	3	60	504													
LAND DESCRIPTION					TOTAL OB/XF 18,645																								
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001700	C	1STORY OFF	0	0006	CPO	0.00	0.00	60,074.25	SF		1.00	1.00	1.20	3.50	4.20	252,312												
REVIEW DATE 03/18/2020 BY KK Total Acres: 0.00 Total Land Value: 252,312 Market: 0 Agricultural: 0 Common: 252,312 PRINTED 08/02/2023 BY SYS																													

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