

CIGARFISH II LLC
1435 JULIA ST
FERNANDINA BEACH, FL 32034

00-00-30-0820-0007-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 50

Exterior Wall28GLASS THRM 50

Roof Structure09RIDGE FRME 100

Roof Cover04BUILT-UP 100

Interior Wall04PLYWOOD 90

Interior Wall05DRYWALL 10

Interior Floo07CORK/VTILE 90

Interior Floo11CLAY TILE 10

Ceiling01FIN.SUSPD 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Fixtures Frame Common Wall Story Height RMS Stories Units

Quasi-adjustment06Quality Level 06

DOR CODE1700OFFICE BUILDINGS

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC2002.00

TOTALS2,250378,913

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10803ASPHALT C000011,357.00SF2.002.001001974197435011,357

20850PEBBLE WLK00003,114.00SF3.503.50100197419743242,616

30972ST LGHT UN00003.00UT2,530.002,530.00100197419743201,518

40810CONCRETE A006530.00SF6.506.501001974197432447

50810CONCRETE A0000244.00SF6.506.50100200020003771,221

60810CONCRETE A005525.00SF6.506.5010020002000377125

70446BOX FNC 6'000066.00LF20.0020.0010020102010340528

80444BOX FNC 4'0000121.00LF6.506.5010020002000320157

90463FENCE GATE00001.00UT300.00300.0010020002000348144

100681POLE SHED008756.00SF15.0015.0010020092009352437

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001700C1STORY OFF00006CP00.000.0060,074.00SF1.001.001.004.254.25255,314

REVIEW DATE03/18/2020BYKKTotal Acres: 1.38Total Land Value: 255,314Market: 0Agricultural: 0Common: 255,314PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

1701042,250130.2846183.05411,86219742012008.0092.00

2 OFFICE - 0% - 0Heated Area: 2250HX Base Yr

BAS1993

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE378,913

TOTAL MARKET OB/XF VALUE18,597

TOTAL LAND VALUE - MARKET255,314

TOTAL MARKET VALUE652,824

SOH/AGL Deduction0

ASSESSED VALUE652,824

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE652,824

TOTAL JUST VALUE652,824

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE657,628

SALES DATA

OFF RECORD NumberDATETYPEQU / V I RSN CD SALE PRICE

2787/11795/12/2025SWU I 11100

GRANTOR:CIGARFISH LLC

GRANTEE:CIGARFISH II LLC

2270/03924/24/2019WDQ I 01615,000

GRANTOR:COOPER LAND INVESTMEN

GRANTEE:CIGARFISH LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S50 E45 N50\$.

CIGARFISH II LLC
1435 JULIA ST
FERNANDINA BEACH, FL 32034

00-00-30-0820-0007-0010

[illegible]