PT OF LOTS 7 & 8
IN OR 2787/1179
A/K/A OFC CMPLX BLDG 4

CIGARFISH II LLC
5047 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0820-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	07	CORK/VTILE 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	05	STEEL 100
Common Wall		26 100
Story Height		9 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
QUALITY	06	QUALITY Level 06

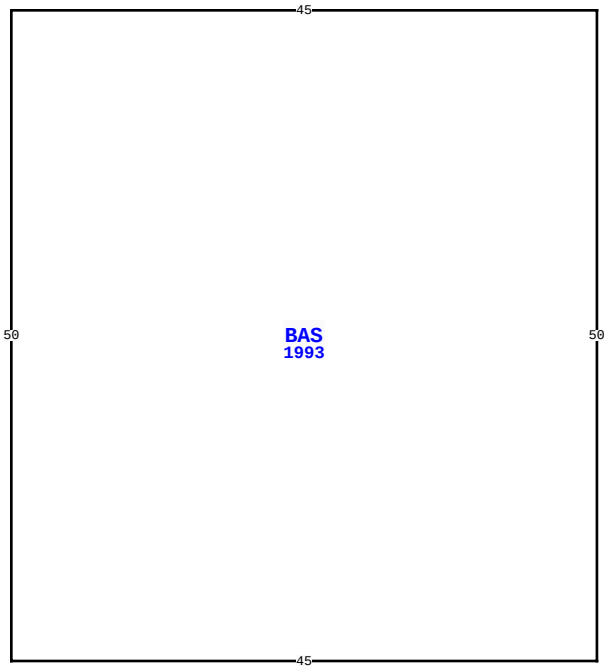
QUALITY Adjustme	06		
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100	1993	2,250	398,137
TOTALS	2,250			2,250	398,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,250	130.2846	194.45	437,512	1974	2012	0	0	0	9.00	91.00

2 OFFICE 0% - 2026 Heated Area: 2250 HX Base Yr



1435 JULIA ST, FERNANDINA BEACH

BLD DATE	03/18/2020	KK	LGL DATE	
XF DATE	03/18/2020	KK	LAND DATE	05/08/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	398,136
TOTAL MARKET OB/XF VALUE	18,324
TOTAL LAND VALUE - MARKET	255,314
TOTAL MARKET VALUE	671,774
SOH/AGL Deduction	0
ASSESSED VALUE	671,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	671,774
TOTAL JUST VALUE	671,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	652,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1325913	REMODEL	0	02/01/2013
M1317985	H/AC	0	02/01/2013
B9703036	NEW CONSTR	20,000	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/1179	5/12/2025	SW	U	I	11	100
GRANTOR: CIGARFISH LLC						
GRANTEE: CIGARFISH II LLC						
2270/0392	4/24/2019	WD	Q	I	01	615,000
GRANTOR: COOPER LAND INVESTMEN						
GRANTEE: CIGARFISH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	23	2,507	
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	
4	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	1974	1974	3	23	45	
5	0810	CONCRETE A	0	0	0	0	244.00	SF	6.50	6.50	100	2000	2000	3	75	1,190	
6	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2000	2000	3	75	122	
7	0446	BOX FNC 6'	0	0	0	0	66.00	LF	20.00	20.00	100	2010	2010	3	35	462	
8	0444	BOX FNC 4'	0	0	0	0	121.00	LF	6.50	6.50	100	2000	2000	3	20	157	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	45	135	
10	0681	POLE SHED	0	0	8	7	56.00	SF	15.00	15.00	100	2009	2009	3	48	403	

TOTAL OB/XF 17,896

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0006	CPO	0.00	0.00	60,074.00	SF		1.00	1.00	1.00	4.25	4.25	255,314							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.38 Total Land Value: 255,314 Market: 0 Agricultural: 0 Common: 255,314 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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DOR CODE	1700	OFFICE BUILDINGS	
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NEIGHBORHOOD/LOC	2002.00		

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TOTALS					

MARKET ADJUSTMENTS

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

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BLD DATE	03/18/2020	KK	LGL DATE		
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BUILDING NOTES

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
11	0850	PEBBLE WLK	0	0	84	4	336.00	SF	3.50	3.50	100	1974	1974	3	23	270	
12	0850	PEBBLE WLK	0	0	0	0	196.00	SF	3.50	3.50	100	1974	1974	3	23	158	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 428

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.38 Total Land Value: 255,314 Market: 0 Agricultural: 0 Common: 255,314 PRINTED 07/09/2026 BY SYS