UNIT 204
GATEWAY COMMONS I OR 1399/858

STARMAX FLORIDA LLC
PO BOX 15039
FERNANDINA BEACH, FL 32035-3101

2023

00-00-30-026B-0204-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	SW CORNER	SW CORNER 100
Parking	OPEN	OPEN 100
User Defined	GOOD	GOOD 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE

MAP NUM | MKT AREA 02

NEIGHBORHOOD/LOC 2022.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262200		0				2006	2006	100	100	0		

1 CONDO – 0% - 0 SQFT=1143 HX Base Yr

960194 GATEWAY BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,458
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	235,458
SOH/AGL Deduction	4,115
ASSESSED VALUE	231,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,343
TOTAL JUST VALUE	235,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS