UNIT 101
GATEWAY COMMONS II OR 1430/785

L1 PROPERTIES LLC/
1625 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-026C-0101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	TYPICAL	TYPICAL 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
0262300		0				2006	2006	100	100	0		

1 CONDO – 0% - 0 SQFT=948 HX Base Yr

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

960185 GATEWAY BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	193,392
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	193,392
SOH/AGL Deduction	3,602
ASSESSED VALUE	189,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,790
TOTAL JUST VALUE	193,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19709	CO ISSUED	0	02/04/2009
B0719709	BUILD-OUT	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2473/0453	6/22/2021	WD	Q	I	01	213,000
GRANTOR: B & B GRAPHIC DESIGNS						
GRANTEE: L1 PROPERTIES LLC						
1481/0832	2/27/2007	WD	U	I		211,000
GRANTOR: KING GARY S & WANDA I						
GRANTEE: B & B GRAPHIC DESIG						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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