

UNIT 105  
IN OR 1463/433  
GATEWAY COMMONS II OR 1430/785

FEHRMAN DONALD GARRY/  
PO BOX 16779  
FERNANDINA BEACH, FL 32035-3103

**2023**

00-00-30-026C-0105-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	0262300
Location	EXTERIOR	EXTERIOR 100	
Desirability	CAUSEWAY	CAUSEWAY 100	
Parking	OPEN	OPEN 100	
User Defined	GOOD	VERY 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
						2006	2006	100	100	0	
1 CONDO - 0% - 0			SQFT=1931			HX Base Yr					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		393,924
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		393,924
SOH/AGL Deduction		7,338
ASSESSED VALUE		386,586
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		386,586
TOTAL JUST VALUE		393,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19310	CO ISSUED	0	01/01/2007
B19310	OTHER	135,000	01/01/2007
P12023	OTHER	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/0433	12/05/2006	WD	Q	I		428,000
GRANTOR: LEXLAND PROPERTIES FL						
GRANTEE: FEHRMAN DONALD GARR						

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
960185 GATEWAY BLVD, FERNANDINA BEACH																

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
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