

UNIT 101A
 IN OR 1884/1943
 VILLAGE CENTER @ GATEWAY

OGILVIE HOLDINGS COMPANY LLC
 961687 GATEWAY BLVD STE 101A
 FERNANDINA BEACH, FL 32034

2023

00-00-30-026G-101A-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1	100	026	4100		0			2003	2003	100	100	0			
Location	EXTERIOR	EXTERIOR 100		1 CONDO - 0% - 0										HX Base Yr			
Balcony	FOP	FOP 100		SQFT=3230													
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												

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		578,170
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		578,170
SOH/AGL Deduction		13,243
ASSESSED VALUE		564,927
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		564,927
TOTAL JUST VALUE		578,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/1943	10/10/2013	WD	Q	I	02	475,000
GRANTOR: AMELIA REALTY INC						
GRANTEE: OGILVIE HOLDINGS CO						
1076/0717	8/22/2002	WD	Q	I		400,000
GRANTOR: GATEWAY TO AMELIA LLC						
GRANTEE: AMELIA REALTY INC						

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	