

UNIT 201A
IN OR 1919/279
VILLAGE CENTER @ GATEWAY

SHACKLEFORD ROBERT
31255 PARADISE COMMONS #913
FERNANDINA BEACH, FL 32034

2023

00-00-30-026G-201A-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		2	100	026	4100		0			2003	2003	100	100	0	
Location	EXTERIOR	EXTERIOR 100		1 CONDO - 0% - 0 SQFT=771 HX Base Yr											
Balcony	FOP	FOP 100													
Parking	OPEN	OPEN 100													
User Defined	AVERAGE	AVERAGE 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										

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				138,009		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				138,009		
SOH/AGL Deduction				3,161		
ASSESSED VALUE				134,848		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				134,848		
TOTAL JUST VALUE				138,009		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				122,589		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1919/0279	5/21/2014	WD	Q	I	01	94,000
GRANTOR: CRAVEN SONJA D						
GRANTEE: SHACKLEFORD ROBERT						
1072/1663	8/05/2002	WD	Q	I		335,000
GRANTOR: GATEWAY TO AMELIA LLC						
GRANTEE: CRAVEN SONJA D						
BUILDING NOTES						
BUILDING DIMENSIONS						

LAND DESCRIPTION											TOTAL OB/XF										
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					
961687 GATEWAY BLVD, FERNANDINA BEACH																					
TOTALS																					