UNIT 201F
VILLAGE CENTER @ GATEWAY
TO AMELIA CONDO

PEAT DAVID W & LISA M/MARTIN JOSHUA K & DEVIN M
96215 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-026G-201F-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 |
| Location | INTERIOR | INTERIOR 100 |
| 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 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0264100 | | 0 | | | | 2003 | 2003 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=1393 HX Base Yr

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

961687 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 | 249,347 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 249,347 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 249,347 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 249,347 |
| TOTAL JUST VALUE | 249,347 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 221,487 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C22322 | CO ISSUED | 0 | 06/15/2009 |
| M14491 | MECH OTHER | 2,564 | 04/01/2009 |
| E21658 | ELEC OTHER | 1,700 | 03/01/2009 |
| B22322 | NEW CONSTR | 68,000 | 03/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2559/0695 | 4/29/2022 | WD | Q | I | 01 | 325,000 |
| GRANTOR: FOY LIVING TRUST | | | | | | |
| GRANTEE: PEAT DAVID W & LISA | | | | | | |
| 2461/0350 | 5/03/2021 | SW | U | I | 11 | 100 |
| GRANTOR: FOY THOMAS D JR | | | | | | |
| GRANTEE: FOY LIVING TRUST | | | | | | |

## 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