

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1	100
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	1,931		1,931

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
02	2300	1,931				2006	2006	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			397,863
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			397,863
SOH/AGL Deduction			0
ASSESSED VALUE			397,863
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			397,863
TOTAL JUST VALUE			397,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,924

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 / V / I	RSN CD	SALE PRICE	
2695/1849	2/23/2024	WD Q	Q / I	01	500,000	
GRANTOR: FEHRMAN DONALD GARRY						
GRANTEE: HOLY GROUNDS COFFEE						
1463/0433	12/05/2006	WD Q	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 105, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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
0																								