UNIT 107
IN OR 1988/266
GATEWAY COMMONS II OR 1430/785

BMTMGT4 LLC
960185 GATEWAY BLVD #107
FERNANDINA BEACH, FL 32034

2024

00-00-30-026C-0107-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
Desirability	CAUSEWAY	CAUSEWAY 100
Parking	OPEN	OPEN 100
User Defined	SHELL	SHELL 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	1,055		1,055	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262300		1,055				2006	2006	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

960185 GATEWAY BLVD 107, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	217,372
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	217,372
SOH/AGL Deduction	0
ASSESSED VALUE	217,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,372
TOTAL JUST VALUE	217,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152469	CO ISSUED	0	11/30/2015
20152469	REMODEL	32,000	10/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1988/0266	6/22/2015	WD	Q	I	03	115,000

GRANTOR: LEXLAND PROPERTIES FL

GRANTEE: BMTMGT4 LLC

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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS