

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

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

2024

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	3,230				2003	2003	100	100	0			
Location	EXTERIOR	EXTERIOR 100	1 CONDO - 0% - 0											HX Base Yr		
Balcony	FOP	FOP 100														
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	3,230		3,230													

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		647,550
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		647,550
SOH/AGL Deduction		26,130
ASSESSED VALUE		621,420
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		621,420
TOTAL JUST VALUE		647,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,170

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						

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

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