

2024

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		1 100	026	4100		721			2003	2003	100	100	0		
Location	INTERIOR	INTERIOR 100	1 CONDO - 0% - 0												
Balcony	FOP	FOP 100													
Parking	OPEN	OPEN 100													
User Defined	AVERAGE	AVERAGE 100													
HX Base Yr															
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 721 721															

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,546
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		144,546
SOH/AGL Deduction		2,581
ASSESSED VALUE		141,965
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		141,965
TOTAL JUST VALUE		144,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2608/0206	12/13/2022	WD	Q	I	05	415,000	
GRANTOR: JDK INVESTMENTS LLC							
GRANTEE: HG INVESTMENT HOLDI							
2438/0125	2/26/2021	WD	Q	I	05	364,000	
GRANTOR: TA-DAH INC							
GRANTEE: JDK INVESTMENTS LLC							

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
961687 GATEWAY BLVD 101F, FERNANDINA BEACH																
TOTAL OB/XF 0																

BLD DATE	

LGL DATE	

XF 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