UNIT 101J
VILLAGE CENTER @ GATEWAY
TO AMELIA CONDO

PARLOUR WEST PLLC
450428 ST RD 200
CALLAHAN, FL 32011

2024

00-00-30-026G-101J-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
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	1,197		1,197	

MARKET ADJUSTMENTS

	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0264100			1,197				2003	2003	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

961687 GATEWAY BLVD 101J, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,975
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	239,975
SOH/AGL Deduction	4,286
ASSESSED VALUE	235,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,689
TOTAL JUST VALUE	239,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-00044	WALL SIGN - PARLO		04/17/2023
20220270	REMODEL	42,650	07/12/2022
20220031	DEMOLITION	2,250	05/17/2022
B17480	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2537/1991	2/09/2022	WD	Q	I	01	250,000
GRANTOR: M HOLDING COMPANY LLC						
GRANTEE: PARLOUR WEST PLLC						
1381/0909	1/12/2006	WD	Q	I		222,500
GRANTOR: NELSON RONALD ALAN &						
GRANTEE: M HOLDING COMPANY L						

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