UNIT 201F
VILLAGE CENTER @ GATEWAY
TO AMELIA CONDO

PEAT DAVID W & LISA M/MARTIN JOSHUA K & DEVIN M
96215 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-026G-201F-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	INTERIOR	INTERIOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
User Defined	AVERAGE	AVERAGE 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	1,393		1,393	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0264100		1,393				2003	2003	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

961687 GATEWAY BLVD 201F, 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	279,269
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	279,269
SOH/AGL Deduction	4,987
ASSESSED VALUE	274,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,282
TOTAL JUST VALUE	279,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22322	CO ISSUED	0	06/15/2009
M14491	MECH OTHER	2,564	04/01/2009
E21658	ELEC OTHER	1,700	03/01/2009
B22322	NEW CONSTR	68,000	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0695	4/29/2022	WD	Q	I	01	325,000
GRANTOR: FOY LIVING TRUST						
GRANTEE: PEAT DAVID W & LISA						
2461/0350	5/03/2021	SW	U	I	11	100
GRANTOR: FOY THOMAS D JR						
GRANTEE: FOY LIVING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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