UNIT 201G
VILLAGE CENTER @ GATEWAY
TO AMELIA CONDO

PERKINS DESIREE G/
254 BALSAM ROAD
WOODLAND PARK, CO 80863

2024

00-00-30-026G-201G-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	604		604	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0264100		604				2003	2003	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

961687 GATEWAY BLVD 201G, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,090
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	121,090
SOH/AGL Deduction	4,886
ASSESSED VALUE	116,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,204
TOTAL JUST VALUE	121,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0036	8/07/2020	QC	U	I	11	100
GRANTOR: PERKINS KENNETH D						
GRANTEE: PERKINS DESIREE						
1139/0670	5/22/2003	WD	Q	I		108,800
GRANTOR: GATEWAY TO AMELIA LLC						
GRANTEE: PERKINS DESIREE G &						

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