UNIT 201H
IN OR 1314/19
VILLAGE CENTER @ GATEWAY

WIDE SKY PROPERTIES LLC/
961687 GATEWAY BLVD STE 201-H
FERNANDINA BEACH, FL 32034

2024

00-00-30-026G-201H-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	INTERIOR	INTERIOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
User Defined	VERY GOOD	VERY 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	1,139		1,139	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0264100		1,139				2003	2003	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

961687 GATEWAY BLVD 201H, 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	228,347
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	228,347
SOH/AGL Deduction	9,215
ASSESSED VALUE	219,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,132
TOTAL JUST VALUE	228,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1314/0019	5/02/2005	WD	U	I	19	387,500
GRANTOR: MCCRANIE MICHAEL S						
GRANTEE: WIDE SKY PROPERTIES						
1103/0362	12/26/2002	WD	Q	I		260,000
GRANTOR: GATEWAY TO AMELIA LLC						
GRANTEE: MCCRANIE MICHAEL S						

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