UNIT 101
IN OR 2019/264
GATEWAY COMMONS I OR 1399/858

ALG PROPERTIES LLC
960194 GATEWAY BLVD #101
FERNANDINA BEACH, FL 32034

2025

00-00-30-026B-0101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,815			1,815	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262200		1,815				2006	2006	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

960194 GATEWAY BLVD 101, 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	388,410
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	388,410
SOH/AGL Deduction	0
ASSESSED VALUE	388,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,410
TOTAL JUST VALUE	388,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428185	COMM BUILD OUT	16,850	01/01/2014
B0719314	NEW CONSTR	0	01/01/2007
C19314	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/0264	12/15/2015	WD	Q	I	01	294,300
GRANTOR: SCARPELLI KEVIN T & C						
GRANTEE: ALG PROPERTIES LLC						
1410/1760	5/09/2006	WD	U	I		380,900
GRANTOR: STARMAX FLORIDA LLC						
GRANTEE: SCARPELLI KEVIN T &						

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS