UNIT 102
GATEWAY COMMONS I OR 1399/858

CAMBRIDGE SOUTH INC
1525 PIPER DUNES PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-026B-0102-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 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	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 102, 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
B24624	REMODEL	1,400	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/1617	1/08/2020	SW	Q	I	02	400,000
GRANTOR: FRONT PORCH LAND COMP						
GRANTEE: CAMBRIDGE SOUTH INC						
1424/1291	6/30/2006	WD	Q	I		517,800
GRANTOR: STARMAX FLORIDA LLC						
GRANTEE: FRONT PORCH LAND CO						

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