UNIT 103
IN OR 2132/37
GATEWAY COMMONS I OR 1399/858

HANG TEN TIMBER LLC
960194 GATEWAY BLVD, UNIT 103
FERNANDINA BEACH, FL 32034

2025

00-00-30-026B-0103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	N INTERIOR	N.INTERIOR 100
Parking	OPEN	OPEN 100
User Defined	GOOD	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	1,078			1,078	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262200		1,078				2006	2006	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

960194 GATEWAY BLVD 103, 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	230,692
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	230,692
SOH/AGL Deduction	0
ASSESSED VALUE	230,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,692
TOTAL JUST VALUE	230,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25231	REMODEL	16,500	10/01/2011
B21397	ADDITION	7,500	05/01/2008
B0821397	NEW CONSTR	0	01/01/2008
C21397	CO ISSUED	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/0037	6/30/2017	WD	Q	I	01	190,000
GRANTOR: AMELIA ISLAND FLORIDA						
GRANTEE: HANG TEN TIMBER LLC						
1763/0178	11/02/2011	WD	Q	I	02	175,000
GRANTOR: PULICE JOHN M						
GRANTEE: AMELIA ISLAND FLORI						

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 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