UNIT 101
GATEWAY COMMONS II OR 1430/785

L1 PROPERTIES LLC/
1625 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-026C-0101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	TYPICAL	TYPICAL 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	948			948	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262300		948				2006	2006	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

960185 GATEWAY BLVD 101, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	202,872
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	202,872
SOH/AGL Deduction	0
ASSESSED VALUE	202,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,872
TOTAL JUST VALUE	202,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-0	WALL SIGN - CREAT		09/05/2023
C19709	CO ISSUED	0	02/04/2009
B0719709	BUILD-OUT	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2473/0453	6/22/2021	WD	Q	I	01	213,000
GRANTOR: B & B GRAPHIC DESIGNS						
GRANTEE: L1 PROPERTIES LLC						
1481/0832	2/27/2007	WD	U	I		211,000
GRANTOR: KING GARY S & WANDA I						
GRANTEE: B & B GRAPHIC DESIG						

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