UNIT 103
GATEWAY COMMONS II OR 1430/785

FHRM AMELIA TRUST
9191 RG SKINNER PKWY #102
JACKSONVILLE, FL 32256

2025

00-00-30-026C-0103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 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	1,221			1,221	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262300		1,221				2006	2006	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

960185 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	261,294
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	261,294
SOH/AGL Deduction	0
ASSESSED VALUE	261,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,294
TOTAL JUST VALUE	261,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173196	REMODEL - BUILD O	17,000	10/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2399/1631	8/25/2020	WD	Q	I	01	230,000
GRANTOR: DAVIS BROUSSARD MARTI						
GRANTEE: FHRM AMELIA TRUST						
2006/0888	9/30/2015	WD	Q	I	01	131,000
GRANTOR: LEXLAND PROPERTIES FL						
GRANTEE: DAVIS BROUSSARD MAR						

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