UNIT 105
GATEWAY COMMONS II OR 1430/785

HOLY GROUNDS COFFEE HOUSE OF FERNANDINA BEACH LLC
2907 BREAKERS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-026C-0105-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	CAUSEWAY	CAUSEWAY 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	1,931			1,931	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262300		1,931				2006	2006	100	100	0		

1 CONDO – 0% - 2025 HX Base Yr

960185 GATEWAY BLVD 105, 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	413,234
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	413,234
SOH/AGL Deduction	0
ASSESSED VALUE	413,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,234
TOTAL JUST VALUE	413,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19310	CO ISSUED	0	01/01/2007
B19310	OTHER	135,000	01/01/2007
P12023	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1849	2/23/2024	WD	Q	I	01	500,000
GRANTOR: FEHRMAN DONALD GARRY						
GRANTEE: HOLY GROUNDS COFFEE						
1463/0433	12/05/2006	WD	Q	I		428,000
GRANTOR: LEXLAND PROPERTIES FL						
GRANTEE: FEHRMAN DONALD GARR						

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