UNIT 109
GATEWAY COMMONS II OR 1430/785

DJH4540 LLC/
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

2025

00-00-30-026C-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	CAUSEWAY	CAUSEWAY 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	1,680			1,680	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262300		1,680				2006	2006	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

960185 GATEWAY BLVD 109, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	359,520
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	359,520
SOH/AGL Deduction	0
ASSESSED VALUE	359,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,520
TOTAL JUST VALUE	359,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19852	CO ISSUED	69,000	05/01/2007
B19852	ADDITION	69,000	05/01/2007
M12907	MECH OTHER	5,000	05/01/2007
P12347	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/0885	6/24/2021	SW	Q	I	01	390,000
GRANTOR: AUGUSTA RIVERFRONT LL						
GRANTEE: DJH4540 LLC						
1466/1199	12/19/2006	WD	U	I		375,000
GRANTOR: LEXLAND PROPERTIES FL						
GRANTEE: AUGUSTA RIVERFRONT						

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