UNIT 101C-2
VILLAGE CENTER @ GATEWAY
TO AMELIA CONDO

ENHANCEMENT SOLUTIONS LLC
961687 GATEWAY BLVD STE 101C
FERNANDINA BEACH, FL 32034-9158

2025

00-00-30-026G-101C-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
User Defined	AVERAGE	AVERAGE 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	1,228			1,228	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0264100		1,228				2003	2003	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

961687 GATEWAY BLVD 101C2, 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	256,652
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	256,652
SOH/AGL Deduction	0
ASSESSED VALUE	256,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,652
TOTAL JUST VALUE	256,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/0870	6/14/2019	WD	Q	I	05	308,000
GRANTOR: AMELIA ISLAND FLORIDA						
GRANTEE: ENHANCEMENT SOLUTIO						
1938/0401	9/15/2014	SW	U	I	12	266,000
GRANTOR: FIRST FEDERAL BANK OF						
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