UNIT 201B
IN OR 1368/437
VILLAGE CENTER @ GATEWAY

AMELIA ASSOCIATES LLC/
1548 LANCASTER TERRACE
JACKSONVILLE, FL 32204

2025

00-00-30-026G-201B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	INTERIOR	INTERIOR 100
Balcony	FOP	FOP 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	2,388			2,388	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0264100		2,388				2003	2003	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

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

961687 GATEWAY BLVD 201B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	499,092
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	499,092
SOH/AGL Deduction	0
ASSESSED VALUE	499,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,092
TOTAL JUST VALUE	499,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	478,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11465	MECH OTHER	0	05/01/2006
C17642	CO ISSUED	130,000	04/01/2006
P11033	OTHER	0	04/01/2006
B17642	NEW CONSTR	130,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0437	11/21/2005	WD	Q	I		453,800

GRANTOR: GATEWAY TO AMELIA LLC

GRANTEE: AMELIA ASSOCIATES L

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