UNIT A BLDG 1
GATEWAY TO AMELIA PROFESSIONAL
PARK OFFICE CONDOMINIUM

960115 GATEWAY LLC
7711 BAYMEADOWS ROAD EAST, SUITE #7
JACKSONVILLE, FL 32256

2026

00-00-30-026A-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0419	CONDO MEDICAL
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	2,700			2,700	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262600		2,700				2019	2019	100	100	0		

1 CONDO 0% - 0 HX Base Yr

960115 GATEWAY BLVD 1, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	729,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	729,000
SOH/AGL Deduction	0
ASSESSED VALUE	729,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	729,000
TOTAL JUST VALUE	729,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	715,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190004	INTERIOR BUILDOUT	388,898	02/19/2019
20181684	ROOF	62,000	05/18/2018
20173500	NEW CONSTR	657,696	11/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/0355	2/10/2021	SW	Q	I	01	621,300

GRANTOR: J TWENTY-NINE ELEVEN

GRANTEE: 960115 GATEWAY LLC

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/09/2026 BY SYS