UNIT 203
GATEWAY COMMONS I OR 1399/858

NEW KINGS HOLDINGS LLC
PO BOX 28130
JACKSONVILLE, FL 32226

2026

00-00-30-026B-0203-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	SW CORNER	SW CORNER 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	1,805			1,805	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262200		1,805				2006	2006	100	100	0		

1 CONDO 0% - 0 HX Base Yr

960194 GATEWAY BLVD 203, 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	398,905
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	398,905
SOH/AGL Deduction	0
ASSESSED VALUE	398,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	398,905
TOTAL JUST VALUE	398,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0834	12/13/2019	WD	Q	I	01	367,000
GRANTOR: STARMAX FLORIDA LLC						
GRANTEE: NEW KINGS HOLDINGS						
1500/0850	5/22/2007	WD	Q	I		449,200
GRANTOR: ATLANTIC CROSS PROPER						
GRANTEE: STARMAX FLORIDA LLC						

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 07/09/2026 BY SYS