UNIT 108
GATEWAY COMMONS II OR 1430/785

KOKA LEPEKA LLC
96128 PARLIMENT DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-026C-0108-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
Desirability	TYPICAL	TYPICAL 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	1,017			1,017	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262300		1,017				2006	2006	100	100	0		

1 CONDO 0% - 0 HX Base Yr

960185 GATEWAY BLVD 108, 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	224,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	224,757
SOH/AGL Deduction	0
ASSESSED VALUE	224,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,757
TOTAL JUST VALUE	224,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20406	TENANT BUILDOUT	0	09/01/2007
C20406	CO ISSUED	0	09/01/2007
M13260	OTHER	1,500	09/01/2007
P12688	REMODEL	1,700	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/0742	12/06/2019	WD	Q	I	01	225,000
GRANTOR: BROADWATER HOMES LLC						
GRANTEE: KOKA LEPEKA LLC						
1515/0028	7/25/2007	WD	U	I		195,000
GRANTOR: LEXLAND PROPERTIES FL						
GRANTEE: BROADWATER HOMES LL						

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