UNIT 202
GATEWAY COMMONS II OR 1430/785

RADISH LLC/
4446-1A HENDRICKS AVE STE #259
JACKSONVILLE, FL 32207

2026

00-00-30-026C-0202-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	EXTERIOR	EXTERIOR 100
Desirability	TYPICAL	TYPICAL 100
Parking	OPEN	OPEN 100
User Defined	VERY GOOD	VERY 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	1,019			1,019	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0262300		1,019				2006	2006	100	100	0		

1 CONDO 0% - 0 HX Base Yr

960185 GATEWAY BLVD 202, 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	225,199
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	225,199
SOH/AGL Deduction	0
ASSESSED VALUE	225,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,199
TOTAL JUST VALUE	225,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19543	CO ISSUED	0	03/01/2007
E18858	ELEC OTHER	5,000	03/01/2007
M12742	MECH OTHER	2,500	03/01/2007
B19543	NEW CONSTR	125,000	03/01/2007
P12180	OTHER	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2467/1087	6/02/2021	SW	Q	I	05	425,000
GRANTOR: ROGERS TOWERS P A						
GRANTEE: RADISH LLC						
1477/0702	2/07/2007	WD	U	V	19	450,000
GRANTOR: LEXLAND PROPERTIES FL						
GRANTEE: ROGERS TOWERS P A						

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