UNIT 201D
IN OR 2101/852
VILLAGE CENTER @ GATEWAY

MCQUAID INVESTMENT HOUSE LLC
6523 SPYGLASS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-026G-201D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	INTERIOR	INTERIOR 100
Balcony	FOP	FOP 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	672			672	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0264100		672				2003	2003	100	100	0		

1 CONDO 0% - 0

HX Base Yr

961687 GATEWAY BLVD 201D, 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	148,512
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	148,512
SOH/AGL Deduction	0
ASSESSED VALUE	148,512
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,512
TOTAL JUST VALUE	148,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172308	REMODEL	30,000	07/28/2017
B0311926	REMODEL	12,500	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2101/0852	2/15/2017	WD	U	I	37	60,000
GRANTOR: ANDERSON SHELDON & MA						
GRANTEE: MCQUAID INVESTMENT						
1194/0809	12/10/2003	WD	Q	I		121,000
GRANTOR: GATEWAY TO AMELIA LLC						
GRANTEE: ANDERSON SHELDON &						

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