

GALAXY 500 LLC
960194 GATEWAY BLVD UNIT 103
FERNANDINA BEACH, FL 32034

00-00-31-1800-0045-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCST	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	19	COMMON BRK 70								1101	04	15,506	84.2445	124.68	1,933,288	1954	1954		0	0	50.00	50.00	VALUATION BY					DIRECT_CAP											
Exterior Wall	15	CONC BLOCK 30								1 RETAILSTOR 0% - 2026										Heated Area: 15348										HX Base Yr									
Roof Structure	09	RIDGE FRME 100																																					

REVIEW DATE 05/13/2023 BY REA Total Acres: 0.90 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS