GARAGE G-31
PT OR 1895/1154
EXCLUSIVE ESMT

MERRITT LINDA S
4670 CARLTON DUNES DR #6
FERNANDINA BEACH, FL 32034

**2023**

**00-SB-30-022C-0G31-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Parking | DET GARAGE | DET GARAGE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0403 | CONDO GRG/PRK SPACES |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3022.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | 0 | | 0 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0222300 | | 0 | | | | 1999 | 1999 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=338 HX Base Yr

CARLTON DUNES DR, 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: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 45,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 45,000 |
| SOH/AGL Deduction | 1,195 |
| ASSESSED VALUE | 43,805 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 43,805 |
| TOTAL JUST VALUE | 45,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 45,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1895/1154 | 12/27/2013 | WD | Q | I | 05 | 1,285,000 |
| GRANTOR: WALKER LEWIS C & PATR | | | | | | |
| GRANTEE: MERRITT LINDA S | | | | | | |
| 0966/1491 | 1/16/2001 | EE | U | I | 06 | 28,500 |
| GRANTOR: NASSAU BEACH DEVELOPM | | | | | | |
| GRANTEE: WALKER LEWIS C & PA | | | | | | |

## 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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS