GARAGE G-32
IN OR 1058/371
EXCLUSIVE ESMT

CONWAY THOMAS J JR & PATRICIA
4670 CARLTON DUNES DRIVE #3
FERNANDINA BEACH, FL 32034

2023

00-SB-30-022C-0G32-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Parking	DET GARAGE	DET GARAGE 100 0222300
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
		0				1999	1999	100	100	0		

1 CONDO – 0% - 0 SQFT=338 HX Base Yr

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

CARLTON DUNES DR, FERNANDINA BEACH

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
1058/0371	5/28/2002	EE	U	I	06	28,500

GRANTOR: NASSAU BEACH DEVELOPM
GRANTEE: CONWAY THOMAS J JR

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