UNIT 2202
CARLTON DUNES CONDO PHASE 2
OR 896/253-280

WHEELER LINDA STANLEY LIV TRST/WHEELER LINDA STANL
4682 CARLTON DUNES DRIVE #4
FERNANDINA BEACH, FL 32034

2023

00-SB-30-022C-2202-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Su	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		4 100
Bathrooms		4 100
Oth Rooms		2 100
Quality	05	Quality Level 05
DOR CODE	0400	CONDOMINIUM
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 – 100% - 2000 SQFT=3046 HX Base Yr 2000

4682 CARLTON DUNES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		2,430,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,430,000
SOH/AGL Deduction		1,601,498
ASSESSED VALUE		828,502
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		778,502
TOTAL JUST VALUE		2,430,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,270,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23492	REMODEL	32,039	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2369/0091	6/09/2020	SW	U	I	11	100
GRANTOR: WHEELER LINDA STANLEY						
GRANTEE: WHEELER LINDA STANL						
0896/0281	8/20/1999	WD	Q	I		641,100
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: WHEELER SIDNEY & LI						

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