UNIT 2502
CARLTON DUNES CONDO PHASE 2
OR 896/253-280

WALDRON B GENE & DEANA K
PO BOX 530
DOUGLAS, GA 31534

2023

00-SB-30-022C-2502-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Su	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH 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 – 0% - 0 SQFT=3046 HX Base Yr

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	2,551,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,551,500
SOH/AGL Deduction	0
ASSESSED VALUE	2,551,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,551,500
TOTAL JUST VALUE	2,551,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,383,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17783	H/AC	0	12/01/2012
P1216259	REMODEL	0	12/01/2012
B1226606	REMODEL	120,000	11/01/2012
B23498	REMODEL	32,039	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1070	7/27/2021	WD	U	I	31	2,500,000
GRANTOR: BEARDEN ROBERT JR DYN						
GRANTEE: WALDRON B GENE & DE						
2423/1978	12/22/2020	WD	U	I	11	100
GRANTOR: BEARDEN RUTH BICE						
GRANTEE: BEARDEN ROBERT GENE						

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