UNIT 3102
IN OR 1917/1332
CARLTON DUNES CONDO PHASE 3

BERGHOEF HENRY R TRUSTEE
4670 CARLTON DUNES DR # 2
FERNANDINA BEACH, FL 32034

2023

00-SB-30-022C-3102-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST 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% - 2016 SQFT=3046 HX Base Yr 2016

4670 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		2,430,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,430,000
SOH/AGL Deduction		1,062,926
ASSESSED VALUE		1,367,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,317,074
TOTAL JUST VALUE		2,430,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,270,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005530	REMODEL	6,000	07/12/2018
17009847	REMODEL	15,000	11/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1917/1332	5/14/2014	WD	Q	I	02	1,379,000
GRANTOR: SAMPONA ANGELO & JOAN						
GRANTEE: BERGHOEF HENRY R TR						
1399/1166	3/28/2006	WD	Q	I		1,900,000
GRANTOR: DUNN GEORGE A & MONIC						
GRANTEE: SAMPONA ANGELO & JO						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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