UNIT 3501
IN OR 2197/236
CARLTON DUNES CONDO PHASE 3

RIDLEY JAMES R JR/SCHUURMAN JAN
4670 CARLTON DUNES DR # 9
FERNANDINA BEACH, FL 32034

**2023**

**00-SB-30-022C-3501-0000**

## 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 – 100% - 2019 SQFT=3046 HX Base Yr 2019

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

4670 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 | | 2,551,500 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 2,551,500 |
| SOH/AGL Deduction | | 1,345,609 |
| ASSESSED VALUE | | 1,205,891 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 1,155,891 |
| TOTAL JUST VALUE | | 2,551,500 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,383,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20007683 | REMODEL | 21,500 | 09/15/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2197/0236 | 5/16/2018 | WD | Q | I | 05 | 1,650,000 |
| GRANTOR: ELAINE C MILLER REVOC | | | | | | |
| GRANTEE: RIDLEY JAMES R JR & | | | | | | |
| 1837/0255 | 1/22/2013 | WD | Q | I | 05 | 1,300,000 |
| GRANTOR: LEHMAN PATRICIA J | | | | | | |
| GRANTEE: MILLER ELAINE C TRU | | | | | | |

## 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