

UNIT 4302 & GARAGE G-40  
 IN OR 2014/763  
 CARLTON DUNES CONDO PHASE 4

O'MALLEY JENNIFER B LVG TRUST/O'MALLEY JENNIFER B  
 4658 CARLTON DUNES DR #6  
 FERNANDINA BEACH, FL 32034

2023

00-SB-30-022C-4302-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		0222300	
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	END	END 100	
View Lump	OCEAN	OCEAN 100	
Desirability	FLOOR	3RD FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	1 DET GAR	1 DET GAR 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
1 CONDO - 100% - 2013						1999	1999	100	100	0	
SQFT=3046						HX Base Yr 2013					

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		2,596,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,596,500
SOH/AGL Deduction		1,489,058
ASSESSED VALUE		1,107,442
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,057,442
TOTAL JUST VALUE		2,596,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,428,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24141	REMODEL	32,039	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/0763	11/16/2015	WD	U	I	11	100
GRANTOR: O'MALLEY JENNIFER B						
GRANTEE: O'MALLEY JENNIFER B						
1818/0555	10/01/2012	WD	Q	I	02	1,200,000
GRANTOR: RAULERSON WADE JR TRU						
GRANTEE: O'MALLEY JENNIFER B						

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
4658 CARLTON DUNES DR, FERNANDINA BEACH																

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV