UNIT 6101 &
GARAGE UNIT G-61
IN OR 2475/1204

FRASER ROGER D & JANE S L/E/
4634 CARLTON DUNES DR #1
FERNANDINA BEACH, FL 32034

2023

00-SB-30-022C-6101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Su	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST 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
0222300		0				1999	1999	100	100	0		

1 CONDO – 100% - 2003 SQFT=3046 HX Base Yr 2003

4634 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		2,475,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,475,000
SOH/AGL Deduction		1,469,930
ASSESSED VALUE		1,005,070
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		955,070
TOTAL JUST VALUE		2,475,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,315,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24945	REPAIR/RRF	32,039	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2475/1204	6/01/2021	QC	U	I	11	100
GRANTOR: FRASER ROGER D						
GRANTEE: FRASER FAMILY TRUST						
0948/1312	8/24/2000	EE	U	V	11	28,500
GRANTOR: PARC GROUP COMMUNITIE						
GRANTEE: FRASER ROGER D						

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