UNIT 6201
IN OR 1642/822
CARLTON DUNES PHASE 6

WHISKEY WITCH LLC
920 RIVERLAND DRIVE
VALDOSTA, GA 31602

2023

00-SB-30-022C-6201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Su	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND 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

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

4634 CARLTON DUNES DR, FERNANDINA BEACH

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	449,073
ASSESSED VALUE	1,980,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,980,927
TOTAL JUST VALUE	2,430,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,270,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000261	REMODEL - KITCHEN	38,000	01/05/2022
B24947	REPAIR/RRF	32,039	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1642/0822	9/25/2009	QC	U	I	30	100
GRANTOR: SCRUGGS SUE NELLE						
GRANTEE: WHISKEY WITCH LLC						
1323/0735	6/07/2005	WD	Q	I		1,625,000
GRANTOR: FIX JAMES D & ILSE E						
GRANTEE: SCRUGGS SUE NELLE G						

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