

UNIT 6401
 CARLTON DUNES PHASE 6
 OR 943/887-922

HARSHFIELD EDWARD G & ELIZABETH S
 2313 RESIDENCE CIR UNIT 101
 NAPLES, FL 34105

2023

00-SB-30-022C-6401-0000


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		4 100	0222300		0				1999	1999	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Recreation	TENNIS CT	TENNIS CT 100	SQFT=3046											
Location	END	END 100	HX Base Yr											
View Lump Sum	OCEAN	OCEAN 100												
Desirability	FLOOR	4TH 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											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
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	0		
ASSESSED VALUE	2,551,500		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,551,500		
TOTAL JUST VALUE	2,551,500		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,383,500		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24951	REPAIR/RRF	32,039	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1453	6/07/2021	WD Q	Q	I	05	2,775,000
GRANTOR: POTTER JOHN M & DEBOR						
GRANTEE: HARSHFIELD EDWARD G						
1978/0558	5/05/2015	WD Q	Q	I	05	1,575,000
GRANTOR: MCKINNIE JULIAN W JR						
GRANTEE: POTTER JOHN M & DEB						

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

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