UNIT 6701
IN OR 2194/1106
CARLTON DUNES PHASE 6

HELMER DAVID W & LISA M
4634 CARLTON DUNES DR # 13
FERNANDINA BEACH, FL 32034

2023

00-SB-30-022C-6701-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		7 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Su	OCEAN	OCEAN 100
Desirability	7TH FLOOR	7TH 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% - 2021 SQFT=3106 HX Base Yr 2021

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		2,815,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,815,000
SOH/AGL Deduction		718,662
ASSESSED VALUE		2,096,338
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,046,338
TOTAL JUST VALUE		2,815,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,630,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007641	REMODEL	221,400	09/24/2018
B24958	REPAIR/RRF	32,039	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/1106	5/01/2018	WD	Q	I	05	1,850,000
GRANTOR: EAVES MARY JEAN						
GRANTEE: HELMER DAVID W & LI						
1941/0742	10/01/2014	WD	U	I	11	100
GRANTOR: EAVES WALTER E & MARY						
GRANTEE: EAVES MARY JEAN						

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