UNIT 2502
CARLTON DUNES CONDO PHASE 2
OR 896/253-280

WALDRON B GENE & DEANA K
PO BOX 530
DOUGLAS, GA 31534

2024

00-SB-30-022C-2502-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Su	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH 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	3,046		3,046	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0222300		3,046				1999	1999	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

4682 CARLTON DUNES DR 10, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	2,598,750
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,598,750
SOH/AGL Deduction	0
ASSESSED VALUE	2,598,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,598,750
TOTAL JUST VALUE	2,598,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,551,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17783	H/AC	0	12/01/2012
P1216259	REMODEL	0	12/01/2012
B1226606	REMODEL	120,000	11/01/2012
B23498	REMODEL	32,039	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1070	7/27/2021	WD	U	I	31	2,500,000
GRANTOR: BEARDEN ROBERT JR DYN						
GRANTEE: WALDRON B GENE & DE						
2423/1978	12/22/2020	WD	U	I	11	100
GRANTOR: BEARDEN RUTH BICE						
GRANTEE: BEARDEN ROBERT GENE						

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 08/06/2024 BY SYS