UNIT 4501
CARLTON DUNES CONDO PHASE 4
OR 912/1890-1922

MOORE KERRY VAN & MICHELLE D
4658 CALRTON DUNES DR #9
FERNANDINA BEACH, FL 32034

**2024**

**00-SB-30-022C-4501-0000**

## 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

4658 CARLTON DUNES DR 9, 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 | 2,598,750 |
| 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 |
|---|---|---|---|
| 22011834 | REMODEL | 300,000 | 08/03/2022 |
| P1216165 | OTHER | 0 | 10/01/2012 |
| B24144 | REMODEL | 32,039 | 11/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2516/1104 | 11/23/2021 | WD | Q | I | 01 | 2,850,000 |
| GRANTOR: WOLFE DONALD J JR & J | | | | | | |
| GRANTEE: MOORE KERRY VAN & M | | | | | | |
| 2161/1998 | 12/01/2017 | WD | Q | I | 01 | 1,650,000 |
| GRANTOR: CLARK JOHN L & NANCY | | | | | | |
| GRANTEE: WOLFE DONALD J JR & | | | | | | |

## 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