UNIT 6102
IN OR 2388/1355
CARLTON DUNES PHASE 6

AB 4634 CARLTON DUNES LLC
3240 NE EXPRESSWAY STE 100
CHAMBLEE, GA 30341

2024

00-SB-30-022C-6102-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST 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

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

4634 CARLTON DUNES DR 2, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	2,475,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,475,000
SOH/AGL Deduction	205,645
ASSESSED VALUE	2,269,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,269,355
TOTAL JUST VALUE	2,475,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,430,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24946	REPAIR/RRF	32,039	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2388/1355	8/28/2020	WD	Q	I	01	2,075,000
GRANTOR: HECK MARK A ET AL						
GRANTEE: AB 4634 CARLTON DUN						
2204/1495	6/20/2018	LE	U	I	11	100
GRANTOR: HECK JOHN A						
GRANTEE: HECK MARK A & GINA						

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