



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Floor		4 100	0222300			3,046				1999	1999	100	100	0			STANDARD								
Recreation	POOL	POOL 100															Tax Group: 8 Tax Dist: HX Base Yr								
Recreation	TENNIS CT	TENNIS CT 100															BUILDING MARKET VALUE 2,598,750								
Location	END	END 100															TOTAL MARKET OB/XF VALUE 0								
View Lump Sum	OCEAN	OCEAN 100															TOTAL LAND VALUE - MARKET 0								
Desirability	FLOOR	4TH FLOOR 100															TOTAL MARKET VALUE 2,598,750								
Balcony	FOP/PATIO	FOP/PATIO 100															SOH/AGL Deduction 0								
Parking	U/G GARAGE	U/G GARAGE 100															ASSESSED VALUE 2,598,750								
Bedrooms		4 100															TOTAL EXEMPTION VALUE 0								
Bathrooms		4 100															BASE TAXABLE VALUE 2,598,750								
Oth Rooms		2 100															TOTAL JUST VALUE 2,598,750								
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																				
EXTRA FEATURES				4634 CARLTON DUNES DR											7, FERNANDINA BEACH										
L N	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										
																BLD DATE					LGL DATE				
																XF DATE					LAND DATE				
																INC DATE					AG DATE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B24951	REPAIR/RRF	32,039	07/01/2011		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / 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					
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		