UNIT 7301
CARLTON DUNES PHASE 7
OR 960/1645-1683

LASHBROOKE CHRISTINE LIV TRUST/LASHBROOKE CHRISTIN
4602 CARLTON DUNES DR #5
FERNANDINA BEACH, FL 32034

2024

00-SB-30-022C-7301-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	N/PRKNG	N/PRKNG 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD 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 – 100% - 2019 HX Base Yr 2019

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

4602 CARLTON DUNES DR 5, FERNANDINA BEACH

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		1,092,310
ASSESSED VALUE		1,506,440
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		1,451,440
TOTAL JUST VALUE		2,598,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,551,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004519	KITCHEN & GUEST	122,500	04/06/2023
19001673	REMODEL	69,777	03/04/2019
B25183	REMODEL	32,039	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/0537	1/30/2020	SW	U	I	11	100
GRANTOR: LASHBROOKE CHRISTINE						
GRANTEE: LASHBROOKE CHRISTIN						
2196/1590	5/14/2018	WD	Q	I	01	1,830,000
GRANTOR: RIDLEY JAMES RUSSELL						
GRANTEE: LASHBROOKE PAUL W &						

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