UNIT 3201
IN OR 903/1829
CARLTON DUNES CONDO PHASE 3

CONWAY THOMAS J JR & PATRICIA
4670 CARLTON DUNES DRIVE #3
FERNANDINA BEACH, FL 32034

**2025**

**00-SB-30-022C-3201-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | END | END 100 |
| View Lump Su | OCEAN | OCEAN 100 |
| Desirability | 2ND FLOOR | 2ND 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 | YEAR | 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% - 2003 HX Base Yr 2003

4670 CARLTON DUNES DR 3, 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 | | 2,574,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 2,574,000 |
| SOH/AGL Deduction | | 1,488,970 |
| ASSESSED VALUE | | 1,085,030 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 1,034,308 |
| TOTAL JUST VALUE | | 2,574,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,475,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0903/1829 | 10/18/1999 | WD | U | I | 07 | 100 |
| GRANTOR: NASSAU BEACH DEVELOPM | | | | | | |
| GRANTEE: CONWAY THOMAS JR & | | | | | | |
| 0902/1800 | 9/01/1999 | WD | U | I | 07 | 100 |
| GRANTOR: NASSAU BEACH DEVELOPM | | | | | | |
| GRANTEE: CONWAY THOMAS 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 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS