UNIT 4202 & GARAGE UNIT G-43
CARLTON DUNES CONDO PHASE 4
OR 912/1890-1922

HUGHES EDWARD N JR IRREVOCABLE TRUST/HUGHES MARGAR
96002 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-4202-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS	TENNIS CT 100
Location	END	END 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	1 DET GAR	1 DET GAR 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 – 0% - 0 HX Base Yr

4658 CARLTON DUNES DR 4, 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	2,619,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,619,000
SOH/AGL Deduction	169,073
ASSESSED VALUE	2,449,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,449,927
TOTAL JUST VALUE	2,619,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,475,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24139	REMODEL	32,039	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1697	11/26/2024	SW	U	I	11	100
GRANTOR: HUGHES MARGARET J						
GRANTEE: HUGHES MARGARET J I						
2756/1695	11/26/2024	SW	U	I	11	100
GRANTOR: HUGHES EDWARD N JR						
GRANTEE: HUGHES EDWARD N 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