

BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		3 100	0222300		3,046				1999	1999	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr											
Location	END	END 100												
View Lump Sum	OCEAN	OCEAN 100												
Desirability	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
TOTALS	3,046			3,046										

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			2,702,700
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			2,702,700
SOH/AGL Deduction			305,778
ASSESSED VALUE			2,396,922
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,396,922
TOTAL JUST VALUE			2,702,700
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,598,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24140	REMODEL	32,039	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/0279	7/23/2007	WD	Q	I	06	1,007,500
GRANTOR: LOTT CLINTON L III (1)						
GRANTEE: LOTT DAVID S						
0929/1056	4/24/2000	WD	Q	I		718,800
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: LOTT CLINTON III ET						

EXTRA FEATURES																
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
4658 CARLTON DUNES DR 5, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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
0																								