

UNIT 4302 & GARAGE G-40
IN OR 2014/763
CARLTON DUNES CONDO PHASE 4

O'MALLEY JENNIFER B LVG TRUST/O'MALLEY JENNIFER B
4658 CARLTON DUNES DR #6
FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-4302-0000

ELEMENT		CD		CONSTRUCTION	
Floor		3	100		
Recreation	POOL			POOL	100
Recreation	TENNIS CT			TENNIS CT	100
Location	END			END	100
View Lump Sum	OCEAN			OCEAN	100
Desirability	FLOOR			3RD 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 - 100% - 2013											
HX Base Yr 2013											

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		2,747,700
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,747,700
SOH/AGL Deduction		1,573,956
ASSESSED VALUE		1,173,744
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,123,022
TOTAL JUST VALUE		2,747,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,598,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24141	REMODEL	32,039	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/0763	11/16/2015	WD	U	I	11	100
GRANTOR: O'MALLEY JENNIFER B						
GRANTEE: O'MALLEY JENNIFER B						
1818/0555	10/01/2012	WD	Q	I	02	1,200,000
GRANTOR: RAULERSON WADE JR TRU						
GRANTEE: O'MALLEY JENNIFER B						

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 6, FERNANDINA BEACH FL 32034																
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																								