

UNIT 4401
 CARLTON DUNES CONDO PHASE 4
 OR 912/1890-1922

FERRO REBECCA A
 16145 W BAKER ROAD
 MANHATTAN, IL 60442

2025

00-SB-30-022C-4401-0000


| 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 | | 4 100 | 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 | 4TH 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 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 | | 81,595 |
| ASSESSED VALUE | | 2,621,105 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 2,621,105 |
| TOTAL JUST VALUE | | 2,702,700 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,598,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B24142 | REMODEL | 32,039 | 11/01/2010 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2329/1846 | 1/03/2020 | WD | Q | I | 05 | 2,275,000 |
| GRANTOR: TURNER SCOTT & DAWN | | | | | | |
| GRANTEE: FERRO REBECCA A | | | | | | |
| 1508/0213 | 6/26/2007 | WD | Q | I | | 1,750,000 |
| GRANTOR: NEWPORT LINDA H & LYN | | | | | | |
| GRANTEE: TURNER SCOTT & DAWN | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| 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 7, FERNANDINA BEACH | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |