

UNIT 4502 & GARAGE G-38
IN OR 931/1451
EXCLUSIVE ESMT OR 931/1455

SPROAT SANDRA M REVOCABLE TRUST/SPROAT SANDRA MASO
4658 CARLTON DUNES DRIVE #10
FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-4502-0000

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION	TYPE	MDL
	Floor	5 100	0222300
	Recreation POOL	POOL 100	
	Recreation TENNIS CT	TENNIS CT 100	
	Location END	END 100	
	View Lump S OCEAN	OCEAN 100	
	Desirability FLOOR	5TH 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
TOTALS	3,046		3,046

MARKET ADJUSTMENTS											
TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1 CONDO - 100% - 2003			1999	1999	100	100	0		HX Base Yr 2003		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8	
VALUATION SUMMARY						
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				1,465,450		
ASSESSED VALUE				1,282,250		
TOTAL EXEMPTION VALUE		WX HX HB		55,722		
BASE TAXABLE VALUE				1,226,528		
TOTAL JUST VALUE				2,747,700		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				2,598,750		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22012422	REMODEL	35,000	08/15/2022			
B24145	REMODEL	32,039	11/01/2010			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/23	4/02/2025	AS U	I	11		100
GRANTOR: SPROAT SANDRA M REVOC						
GRANTEE: SPROAT SANDRA M REV						
2739/1891	9/24/2024	WD U	I	11		100
GRANTOR: SPROAT SANDRA M						
GRANTEE: SPROAT SANDRA M REV						
BUILDING NOTES						
BUILDING DIMENSIONS						

EXTRA FEATURES												TOTAL OB/XF		LAND DESCRIPTION																									
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	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
																	4658 CARLTON DUNES DR 10, FERNANDINA BEACH FL 32034																						
																	BLD DATE																						
																	XF DATE																						
																	LGL DATE																						
																	LAND DATE																						
																	AG DATE																						
																	TOTAL OB/XF 0																						