

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		6 100	0222300		3,046				1999	1999	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 100% - 2004											
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr 2004											
Location	END	END 100												
View Lump Sum	OCEAN	OCEAN 100												
Desirability	FLOOR	6TH 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										

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	2,831,400		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	2,831,400		
SOH/AGL Deduction	1,529,365		
ASSESSED VALUE	1,302,035		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	1,251,313		
TOTAL JUST VALUE	2,831,400		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,722,500		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217743	H/AC	0	11/01/2012
B24146	REMODEL	32,039	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0928/0945	4/13/2000	WD Q	Q	I		910,900

GRANTOR: NASSAU BEACH DEVELOPM
GRANTEE: JACOB THOMAS & ROSA

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 11, 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		