

UNIT 4602
IN OR 1790/244
CARLTON DUNES CONDO PHASE 4

PETERMAN PETER M TRUSTEE
4658 CARLTON DUNES DR#12
FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-4602-0000

ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Floor		6 100	
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
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

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% - 2019											
HX Base Yr 2019											

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		937,662
ASSESSED VALUE		1,893,738
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,843,016
TOTAL JUST VALUE		2,831,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,722,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24147	REMODEL	32,039	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1790/0244	4/18/2012	WD	Q	I	01	1,085,000
GRANTOR: HANLEY RENTAL PROPERT						
GRANTEE: PETERMAN PETER M TR						
1581/0503	8/14/2008	WD	Q	I	02	100
GRANTOR: HANLEY ROBERT W &						
GRANTEE: HANLEY RENTAL PROPE						

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 12, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
TOTALS 0																

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