

UNIT 5101
IN OR 1559/295
CARLTON DUNES PHASE 5

MWP LLC
PO BOX 370
DOUGLAS, GA 31534-0370

2025

00-SB-30-022C-5101-0000

ELEMENT		CD	CONSTRUCTION	
Floor			1	100
Recreation	POOL		POOL	100
Recreation	TENNIS CT		TENNIS CT	100
Location	END		END	100
View Lump Sum	OCEAN		OCEAN	100
Desirability	FLOOR		1ST 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 - 0% - 0 HX Base Yr											

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		2,574,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,574,000
SOH/AGL Deduction		177,078
ASSESSED VALUE		2,396,922
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,396,922
TOTAL JUST VALUE		2,574,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,475,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24434	REPAIR/RRF	32,039	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/0295	4/02/2008	WD	Q	I	06	100
GRANTOR: WILLIAMS ROSELYN H						
GRANTEE: MWP LLC						
1149/0386	6/27/2003	WD	Q	I		1,325,000
GRANTOR: BOSWELL MARK A & CIND						
GRANTEE: WILLIAMS ROSELYN H						

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
4646 CARLTON DUNES DR 1, FERNANDINA BEACH																
BLD DATE LGL DATE																
XF DATE LAND DATE																
INC 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