UNIT 5102
IN OR 1812/562
CARLTON DUNES PHASE 5

EDWARDS FRED H & LINDA R
4646 CARLTON DUNES DR #2
FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-5102-0000

BUILDING CHARACTERISTICS

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	1ST 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 – 100% - 2013 HX Base Yr 2013

4646 CARLTON DUNES DR 2, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

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	1,830,650
ASSESSED VALUE	743,350
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	692,628
TOTAL JUST VALUE	2,574,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,475,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004635	REMODEL - KITCHEN	25,000	06/03/2019
B1327567	REMODEL	25,000	08/01/2013
B24435	REPAIR/RRF	32,039	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1812/0562	8/17/2012	WD	Q	I	02	1,025,000
GRANTOR: DOWELL GUY G JR & JUN						
GRANTEE: EDWARDS FRED H & LI						
0934/1241	6/01/2000	WD	Q	I		686,100
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: DOWELL GUY G JR & J						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS