

UNIT 5202  
 PT OR 1914/1334  
 CARLTON DUNES PHASE 5

EVERNHAM RAYMOND D JR & ERIN C  
 105 BEVAN DRIVE  
 MOOREVILLE, NC 28115

**2025**

00-SB-30-022C-5202-0000

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		2 100	0222300		3,046				1999	1999	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr											
Location	END	END 100												
View Lump Sum	OCEAN	OCEAN 100												
Desirability	2ND FLOOR	2ND 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										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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
B24437	REPAIR/RRF	32,039	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1914/1334	4/28/2014	WD	Q	I	01	1,225,000
GRANTOR: MEEKS W KENNETH & DEE						
GRANTEE: EVERNHAM RAYMOND DO						
1655/0005	9/30/2009	WD	U	I	30	100
GRANTOR: MEEKS W KENNETH & DEE						
GRANTEE: MEEKS W KENNETH & D						

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 4, 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
0																								