

UNIT 5401  
IN OR 2071/1068  
CARLTON DUNES PHASE 5

SMAHA JOSEPH P REVOCABLE TRUST/SMAHA JOSEPH P TRUS  
4646 CARLTON DUNES DR UNIT 7  
FERNANDINA BEACH, FL 32034

**2025**

00-SB-30-022C-5401-0000

ELEMENT		CD	CONSTRUCTION	
Floor		4	100	
Recreation	POOL		POOL 100	
Recreation	TENNIS CT		TENNIS CT 100	
Location	END		END 100	
View Lump Sum	OCEAN		OCEAN 100	
Desirability	FLOOR		4TH 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% - 2017												
HX Base Yr 2017												

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 8				Tax Dist:	
BUILDING MARKET VALUE				2,702,700	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				2,702,700	
SOH/AGL Deduction				1,488,795	
ASSESSED VALUE				1,213,905	
TOTAL EXEMPTION VALUE				50,722	
BASE TAXABLE VALUE				1,163,183	
TOTAL JUST VALUE				2,702,700	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				2,598,750	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B24441	REPAIR/RRF	32,039	03/01/2011		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2071/1068	9/14/2016	WD Q	I	01	1,300,000
GRANTOR: BICKERSTAFF BONNIE A					
GRANTEE: SMAHA JOSEPH P REVO					
1375/0768	12/20/2005	WD Q	I		1,800,000
GRANTOR: BERKMAN BERNARD H					
GRANTEE: BICKERSTAFF BONNIE					
BUILDING NOTES					
BUILDING DIMENSIONS					

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

TOTAL OB/XF													0											
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