

UNIT 5502
IN OR 2183/1125
CARLTON DUNES PHASE 5

FARMER HENRI LEON III & REBECCA MCCLURE
1111 TANGLEBROOK DRIVE
ATHEN, GA 30606

2025

00-SB-30-022C-5502-0000

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		5 100	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	5TH FLOOR	5TH 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		2,702,700	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,702,700	
SOH/AGL Deduction		81,595	
ASSESSED VALUE		2,621,105	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,621,105	
TOTAL JUST VALUE		2,702,700	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,598,750	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24444	REPAIR/RRF	32,039	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/1125	3/14/2018	WD	Q	I	05	1,784,200
GRANTOR: CLARKE C BOYD & MARGA						
GRANTEE: FARMER HENRI LEON I						
1176/1013	10/01/2003	WD	Q	I		1,400,000
GRANTOR: HODGE PATRICIA S						
GRANTEE: CLARKE C BOYD & MAR						

BLD DATE		LGL DATE	
XF DATE	INC 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