

UNIT 5601
 PT OR 1863/496
 CARLTON DUNES PHASE 5

DOLINER HARVEY A REV LIVING TRUST/DOLINER AMY REV
 1417 SADLER RD #346
 FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-5601-0000


ELEMENT		CD	CONSTRUCTION	
Floor	6	100	0222300	3,046
Recreation	POOL	POOL 100	1 CONDO - 100% - 2013	
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr 2013	
Location	END	END 100		
View Lump Sum	OCEAN	OCEAN 100		
Desirability	FLOOR	6TH 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		
						1999	1999	100	100	0			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		2,831,400	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,831,400	
SOH/AGL Deduction		1,529,365	
ASSESSED VALUE		1,302,035	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,251,313	
TOTAL JUST VALUE		2,831,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,722,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24445	REPAIR/RRF	32,039	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1863/0496	5/22/2013	WD	U	I	30	100
GRANTOR: DOLINER HARVEY & AMY						
GRANTEE: DOLINER HARVEY & AM						
1787/1275	4/02/2012	WD	Q	I	02	1,160,000
GRANTOR: FREEMAN DOUGLAS K & P						
GRANTEE: DOLINER HARVEY & AM						

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 11, FERNANDINA BEACH																

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		