

UNIT 5701  
 PT OR 1227/497  
 CARLTON DUNES PHASE 5

EVANS STEPHANIE  
 94 HOLLEY LANE  
 GREENVILLE, SC 29611

**2025**

00-SB-30-022C-5701-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		7 100		0222300		3,106				1999	1999	100	100	0			
Recreation	POOL	POOL 100		1 CONDO - 0% - 0												HX Base Yr	
Recreation	TENNIS CT	TENNIS CT 100															
Location	END	END 100															
View Lump Sum	OCEAN	OCEAN 100															
Desirability	FLOOR	7TH 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	3,106			3,106													

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	3,115,000		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	3,115,000		
SOH/AGL Deduction	381,481		
ASSESSED VALUE	2,733,519		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,733,519		
TOTAL JUST VALUE	3,115,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,995,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24447	REPAIR/RRF	32,039	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1227/0497	5/03/2004	WD	Q	I		1,775,000
GRANTOR: KREBS PAUL B JR & JAN						
GRANTEE: EVANS STEPHANIE						
0956/1206	11/01/2000	WD	Q	I		1,273,500
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: KREBS PAUL JR & JA						

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 13, 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