

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		1 100	0222300		3,046				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	1ST 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												

VALUATION SUMMARY		STANDARD
VALUATION BY		
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		77,709
ASSESSED VALUE		2,496,291
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,496,291
TOTAL JUST VALUE		2,574,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,475,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24946	REPAIR/RRF	32,039	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1355	8/28/2020	WD	Q	I	01	2,075,000
GRANTOR: HECK MARK A ET AL						
GRANTEE: AB 4634 CARLTON DUN						
2204/1495	6/20/2018	LE	U	I	11	100
GRANTOR: HECK JOHN A						
GRANTEE: HECK MARK A & GINA						

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
4634 CARLTON DUNES DR 2, 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