

UNIT 6201  
IN OR 1642/822  
CARLTON DUNES PHASE 6

WHISKEY WITCH LLC  
920 RIVERLAND DRIVE  
VALDOSTA, GA 31602

**2025**

00-SB-30-022C-6201-0000

ELEMENT		CD	CONSTRUCTION		
Floor			2	100	
Recreation	POOL		POOL	100	
Recreation	TENNIS CT		TENNIS CT	100	
Location	END		END	100	
View Lump Sum	OCEAN		OCEAN	100	
Desirability	2ND FLOOR		2ND 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 - 0% - 0											
HX Base Yr											

VALUATION BY		STANDARD
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		177,078
ASSESSED VALUE		2,396,922
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,396,922
TOTAL JUST VALUE		2,574,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,475,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000261	REMODEL - KITCHEN	38,000	01/05/2022
B24947	REPAIR/RRF	32,039	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1642/0822	9/25/2009	QC	U	I	30	100
GRANTOR: SCRUGGS SUE NELLE						
GRANTEE: WHISKEY WITCH LLC						
1323/0735	6/07/2005	WD	Q	I		1,625,000
GRANTOR: FIX JAMES D & ILSE E						
GRANTEE: SCRUGGS SUE NELLE G						

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												3	FERNANDINA BEACH INC											

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