

UNIT 6402
 CARLTON DUNES PHASE 6
 OR 943/887-922

BLACK PETER E & CHRISTINA CARMAN
 4634 CARLTON DUNES UNIT 8
 FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-6402-0000


ELEMENT		CD	CONSTRUCTION	
Floor			4	100
Recreation	POOL		POOL	100
Recreation	TENNIS CT		TENNIS CT	100
Location	END		END	100
View Lump Sum	OCEAN		OCEAN	100
Desirability	FLOOR		4TH 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 - 100% - 2022											
HX Base Yr 2022											

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		100,714
ASSESSED VALUE		2,601,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,551,264
TOTAL JUST VALUE		2,702,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,598,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010675	REMODEL 3 BATHROO	60,000	09/17/2024
M1217719	H/AC	0	11/01/2012
B24952	REPAIR/RRF	32,039	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/1474	10/08/2021	WD	U	I	11	100
GRANTOR: BLACK PETER E ET AL						
GRANTEE: BLACK PETER EDWARD						
2407/1519	11/10/2020	WD	Q	I	01	2,200,000
GRANTOR: SCOTT LEGACY AMELIA Q						
GRANTEE: BLACK PETER E REVOC						

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 8, 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