UNIT 6701
IN OR 2194/1106
CARLTON DUNES PHASE 6

HELMER DAVID W & LISA M
4634 CARLTON DUNES DR # 13
FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-6701-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		7 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	7TH 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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0222300		3,106				1999	1999	100	100	0		

1 CONDO – 100% - 2021 HX Base Yr 2021

4634 CARLTON DUNES DR 13, FERNANDINA BEACH

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

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	893,154
ASSESSED VALUE	2,221,846
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	2,171,124
TOTAL JUST VALUE	3,115,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,995,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007641	REMODEL	221,400	09/24/2018
B24958	REPAIR/RRF	32,039	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1106	5/01/2018	WD	Q	I	05	1,850,000
GRANTOR: EAVES MARY JEAN						
GRANTEE: HELMER DAVID W & LI						
1941/0742	10/01/2014	WD	U	I	11	100
GRANTOR: EAVES WALTER E & MARY						
GRANTEE: EAVES MARY JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS