

UNIT 6702
 CARLTON DUNES PHASE 6
 OR 943/887-922

HOLLARS WILLIAM S & KATHLEEN F L/E/
 4634 CARLTON DUNES DR #14
 FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-6702-0000


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	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% - 2018 HX Base Yr 2018											

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		1,315,273
ASSESSED VALUE		1,799,727
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,749,005
TOTAL JUST VALUE		3,115,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,995,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009455	REMODEL	253,887	11/18/2020
B24959	REPAIR/RRF	32,039	07/01/2011
B21828	HURRICANE SHUTTER	71,007	08/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/1516	8/29/2024	LE	U	I	11	100
GRANTOR: HOLLARS WILLIAM S & K						
GRANTEE: HOLLARS LEIGH FABIA						
2133/1757	7/14/2017	WD	Q	I	05	1,850,000
GRANTOR: H C DODSON FARMS INC						
GRANTEE: HOLLARS WILLIAM S &						

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 14, FERNANDINA BEACH, FL 32034																
BLD DATE																
XF 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