

UNIT 7101
IN OR 2147/1716
CARLTON DUNES PHASE 7

BRYAN MATTHEW A & SHERI S
2134 GOLDEN EAGLE DRIVE WEST
TALLAHASSEE, FL 32312

2025

00-SB-30-022C-7101-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										
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												
Recreation	TENNIS CT	TENNIS CT 100												
Location	N/PRKNG	N/PRKNG 100												
View Lump	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												
1 CONDO - 0% - 0														
HX Base Yr														
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										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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
B25179	REMODEL	32,039	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/1716	9/22/2017	WD	Q	I	01	1,325,000
GRANTOR: THOMAS EARL A & PAM D						
GRANTEE: BRYAN MATTHEW A & S						
0962/1270	12/19/2000	WD	Q	I		1,075,000
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: THOMAS EARL & PAM D						

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
4602 CARLTON DUNES DR 1, 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