

UNIT 7102
 PT OR 1240/390
 CARLTON DUNES PHASE 7

CALISE MADELAINE L C
 4602 CARLTON DUNE DR #2
 FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-7102-0000


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	1 CONDO - 100% - 2008												
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr 2008												
Location	N/PRKNG	N/PRKNG 100													
View Lump Sum	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													
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											

VALUATION SUMMARY		PAGE 1 of 1	8
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		1,705,978	
ASSESSED VALUE		868,022	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		817,300	
TOTAL JUST VALUE		2,574,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,475,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25180	REMODEL	32,039	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/0390	6/23/2004	WD	Q	I		1,650,000
GRANTOR: SHEA GEORGE M & FRANC						
GRANTEE: CALISE MADELAINE L						
0960/1684	12/05/2000	WD	Q	I		765,500
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: SHEA GEORGE & FRANC						

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
0																								