UNIT 7201
CARLTON DUNES PHASE 7
OR 960/1645-1683

**BOWEN ROBERT P & KIMBERLY W**
254 CAPRI DRIVE
GAINESVILLE, GA 30506

**2025**

**00-SB-30-022C-7201-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | N/PRKNG | N/PRKNG 100 |
| View | OCEAN | OCEAN 100 |
| Desirability | 2ND FLOOR | 2ND 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 – 0% - 0 HX Base Yr

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

4602 CARLTON DUNES DR 3, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

| | |
|---|---|
| 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 | 0 |
| ASSESSED VALUE | 2,574,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,574,000 |
| TOTAL JUST VALUE | 2,574,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,475,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25181 | REMODEL | 32,039 | 09/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2598/0382 | 10/18/2022 | WD | Q | I | 05 | 3,000,000 |
| GRANTOR: ANDERSON RONALD R & A | | | | | | |
| GRANTEE: BOWEN ROBERT PRESTO | | | | | | |
| 2340/1007 | 2/14/2020 | WD | Q | I | 05 | 1,750,000 |
| GRANTOR: MILLER NANCY R L/E | | | | | | |
| GRANTEE: ANDERSON RONALD R & | | | | | | |

## 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