

UNIT 7401
IN OR 964/1090
CARLTON DUNES PHASE 7

ROSS ROBERT A
4602 CARLTON DUNES DRIVE #7
FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-7401-0000

ELEMENT		CD	CONSTRUCTION	
Floor		4	100	
Recreation	POOL		POOL 100	
Recreation	TENNIS CT		TENNIS CT 100	
Location	N/PRKNG		N/PRKNG 100	
View Lump	OCEAN		OCEAN 100	
Desirability	FLOOR		4TH 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 - 100% - 2001 HX Base Yr 2001											

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		2,702,700
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,702,700
SOH/AGL Deduction		1,726,174
ASSESSED VALUE		976,526
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		920,804
TOTAL JUST VALUE		2,702,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,598,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25185	REMODEL	32,039	09/01/2011
E017778	NEW CONSTR	500	02/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0964/1090	1/02/2001	WD Q	Q	I		867,500
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: ROSS ROBERT & JANET						

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 7, 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		
0																										