

UNIT 7602
 PT OR 1505/1904
 CARLTON DUNES PHASE 7

WELLS LEO F III & ANGELINE J
 4602 CARLTON DUNES DR 12
 FERNANDINA BEACH, FL 32034

2025

00-SB-30-022C-7602-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		6 100	0222300
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	N/PRKNG	N/PRKNG 100	
View Lump	OCEAN	OCEAN 100	
Desirability	FLOOR	6TH 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
		3,046				1999	1999	100	100	0	
1 CONDO - 100% - 2008											
HX Base Yr 2008											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		2,831,400	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,831,400	
SOH/AGL Deduction		1,746,370	
ASSESSED VALUE		1,085,030	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,034,308	
TOTAL JUST VALUE		2,831,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,722,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25190	REMODEL	32,039	09/01/2011
B21344	HURRICANE SHUTTER	67,125	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1904	6/15/2007	WD Q	Q	I		1,750,000
GRANTOR: DAVIS JERRY W & JUDIT						
GRANTEE: WELLS LEO F III & A						
0979/1948	4/06/2001	WD Q	Q	I		991,800
GRANTOR: NASSAU BEACH DEVELOPM						
GRANTEE: DAVIS JERRY W & JUD						

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 12, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
TOTALS 0																

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
REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0																								