

UNIT 7701
 PT OR 1382/1913
 CARLTON DUNES PHASE 7

PALAZZOLO ANDREW
 3610 HOLLY GROVE AVE
 JACKSONVILLE, FL 32217

2025

00-SB-30-022C-7701-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		7 100		0222300		3,106				1999	1999	100	100	0			
Recreation	POOL	POOL 100		1 CONDO - 0% - 0													
Recreation	TENNIS CT	TENNIS CT 100												HX Base Yr			
Location	N/PRKNG	N/PRKNG 100															
View Lump	OCEAN	OCEAN 100															
Desirability	FLOOR	7TH 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			3,106		3,106												

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		3,115,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		3,115,000
SOH/AGL Deduction		0
ASSESSED VALUE		3,115,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		3,115,000
TOTAL JUST VALUE		3,115,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,995,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002607	REMODEL	75,000	03/04/2021
B25191	REMODEL	32,039	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1568	3/25/2022	FJ	U	I	11	0

GRANTOR: PALAZZOLO JOAN B EST
 GRANTEE: PALAZZOLO ANDREW
 1382/1913 1/19/2006 QC U I 07 100
 GRANTOR: PALAZZOLO CLEMENT A &
 GRANTEE: PALAZZOLO JOAN B

EXTRA FEATURES															BLD DATE	XF DATE	LGL DATE	LAND DATE
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	INC DATE	AG DATE
4602 CARLTON DUNES DR 13, FERNANDINA BEACH																		

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