

LOT 13 & PARCEL 2-4 IN SEC
31-3N-28
E O FRIENDS SUB DB Z/165

CARNES BRENDA DEE REVOCABLE LIVING TRUST/CARNES BR
4694 CARLTON DUNES DRIVE UNIT
FERNANDINA BEACH, FL 32034

2026

00-00-30-034B-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	190	15	2005	28	6,623
BAL	44	15	2007	7	1,656
BAS	2,493	100	2005	2,493	589,712
FGR	788	55	2005	433	102,425
FOP	62	30	2005	19	4,495
FOP	346	30	2005	104	24,601
FOP	1,395	30	2005	418	98,877
FSP	563	40	2007	225	53,223
FST	101	55	2007	56	13,246
FST	441	55	2007	243	57,481

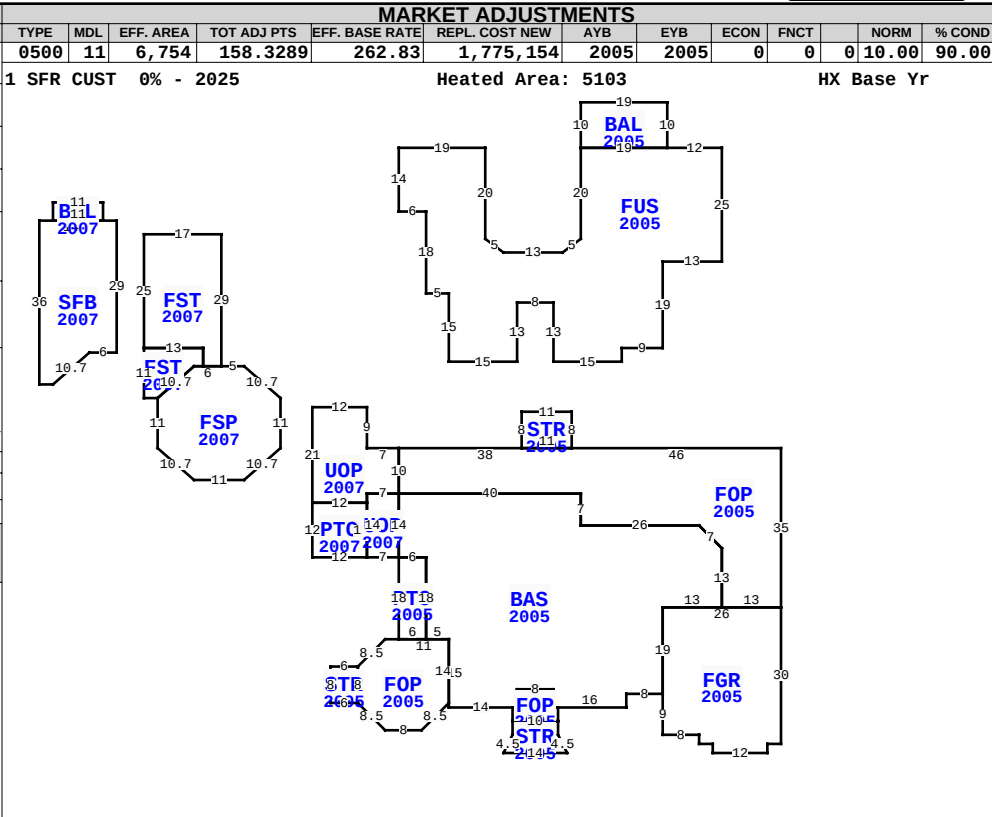
TOTALS	10,027			6,754	597,639
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4	0500	FP-PRE FAB	0	0	0	0	2.00	UT	5,250.00	5,250.00	100	2005	2005	3	87	9,135	
5	1241	WD DECK G	0	0	8	5	40.00	UT	12.65	12.65	100	2005	2005	3	32	162	
11	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2007	2007	05	85	51,000	
14	0911	SCRN RM A	0	0	57	34	1,938.00	SF	18.00	18.00	100	2007	2007	3	24	8,372	
15	0600	SUMMER KIT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2007	2007	3	24	1,800	
16	0500	FP-PRE FAB	0	0	0	0	1.00	UT	5,250.00	5,250.00	100	2007	2007	3	89	4,673	
18	1241	WD DECK G	0	0	7	4	28.00	UT	11.50	11.50	100	2007	2007	3	40	129	
19	1125	CB/STC 6"	0	0	0	0	147.00	SF	10.00	10.00	100	2007	2007	3	86	1,264	

LAND DESCRIPTION		
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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
1	000116	C	RES MARSH	0		OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	285,000.00	285,000.00	741,000							
2	009620	C	MARSH	0					1.43	AC		1.00	1.00	1.00	100.00	100.00	143							



** This building has 19 Sub-Areas

1875 SYCAMORE LN, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

04/24/2026 MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			1,597,639	
TOTAL MARKET OB/XF VALUE			76,535	
TOTAL LAND VALUE - MARKET			741,143	
TOTAL MARKET VALUE			2,415,317	
SOH/AGL Deduction			0	
ASSESSED VALUE			2,415,317	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			2,415,317	
TOTAL JUST VALUE			2,415,317	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			2,197,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21270	REMODEL	40,000	04/01/2008
B20479	XFOB	1,500	09/01/2007
B20089	SWIM POOL	20,000	06/01/2007
B19571	REMODEL	23,195	03/01/2007
R10019	REPAIR/RRF	3,000	01/01/2007
M12342	H/AC	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2817/1861	9/19/2025	WD	U	I	11	100

GRANTOR: CARNES BRENDA DEE
GRANTEE: CARNES BRENDA DEE R
2723/1718 7/09/2024 WD Q I 01 2,210,000
GRANTOR: SINCLAIR JAMES STANLE
GRANTEE: CARNES GARY W & BRE

BUILDING NOTES		
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BUILDING DIMENSIONS		
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FOP=[YR=2005] W46 STR=[YR=2005] N8W11S8 E11\$
W38UOP=[YR=2007] W7N9W12S21 PT0=[YR=2007] S12E12
UOP=[YR=2007] E7N14W7 S14\$N12W12\$E12N2E7N10\$ S10
BAS=[YR=2005] S14PT0=[YR=2005] S18 FOP=[YR=2005] W3 L6 D6
STR=[YR=2005] W6S8 E6N8\$ S8 D6 R6 E8 R6 U6 N14W11\$
E6N18W6\$E6S18 E5 S15 E14 FOP=[YR=2005] S3 STR=[YR=2005] S3
D4 L2 E14 U4 L2 N3W10\$ E10N3 W1 N4W8 S4 W1 \$ E1 N4E8 S4 E16
N3 E8 FGR=[YR=2005] S9E8 S2 E3 S2 E12 N2 E3 N30 W26 S19\$ N19
E13 N13 U5 L5 W26 N7W40 \$E40 S7 E26 R5 D5 S13E13 N35 \$ PTR=
W26N22 FUS=[YR=2005] N19E13 N25W12 BAL=[YR=2005]
N10W19S10E19\$ W19S20 L4 D3 W13 U3 L4 N20W19 S14E6S18
E5S15E15N13E8S13E15N3 E9\$ S22 E26\$ PTR=W110 FSP=[YR=2007] N11