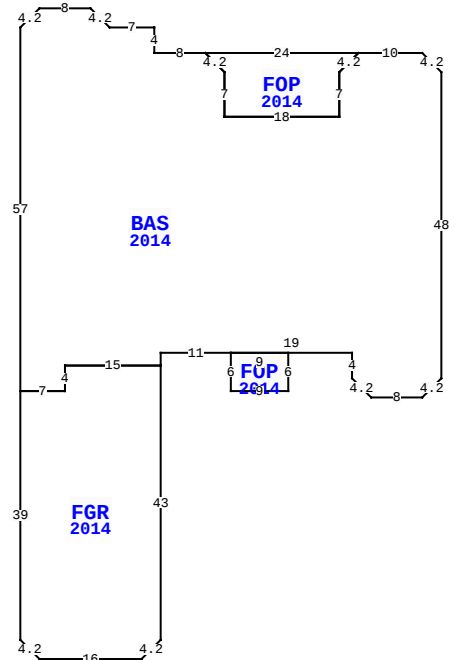


LENTING ERIC L TRUST/LENTING ERIC L TRUSTEE
4413 CLEEK COURT
FERNANDINA BEACH, FL 32034

00-00-31-163N-0042-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD											TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND											
Exterior Wall	16	WD FR STUC 100										0500	11	3,796	148.3488	211.40	802,474	2014	2018	0	0	0	2.00	98.00										
Roof Structure	08	IRREGULAR 100										1 SFR CUST - 100% - 2023																						
Roof Cover	03	COMP SHNGL 100										Heated Area: 3187										HX Base Yr 2023												
Interior Wall	05	DRYWALL 100																																
Interior Floor	11	CLAY TILE 90																																
Interior Floor	12	HARDWOOD 10																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		4 100																																
Bathrooms		3 100																																
Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Units		0 100																																
Occupancy	00	NONE 100																																
Quality		05 Quality Level 05																																
DOR CODE		0100 SINGLE FAMILY																																
MAP NUM		MKT AREA										01																						
NEIGHBORHOOD/LOC		1072.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	3,187	100	3,187	660,257																														
FGR	975	55	536	111,044																														
FOP	54	30	16	3,314																														
FOP	189	30	57	11,809																														
TOTALS		4,405		3,796		786,425																												
EXTRA FEATURES					4413 CLEEK CT, FERNANDINA BEACH															BLD DATE					LGL DATE									
																				XF DATE					LAND DATE									
																				INC DATE					AG 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																		
1	0812	CONCRETE C	0 100	0	0	2,501.00	SF	4.00	4.00	100	2014	2014	3	95	9,504																			
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	97	1,940																			
3	0861	POOL GUNIT	0 100	0	0	486.00	SF	85.00	85.00	100	2014	2014	3	78	32,222																			
4	0855	CONC PAVER	0 100	0	0	730.00	SF	7.00	7.00	100	2014	2014	3	95	4,855																			
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	70	1,400																			
6	0911	SCRN RM A	0 100	0	0	1,216.00	SF	17.50	17.50	100	2014	2014	3	70	14,896																			
TOTAL OB/XF 64,817																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000140	C	SFR GOLF A	100			0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000																	
REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS																																		