LOT 42
PARKWAY NORTH PB 5/263

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

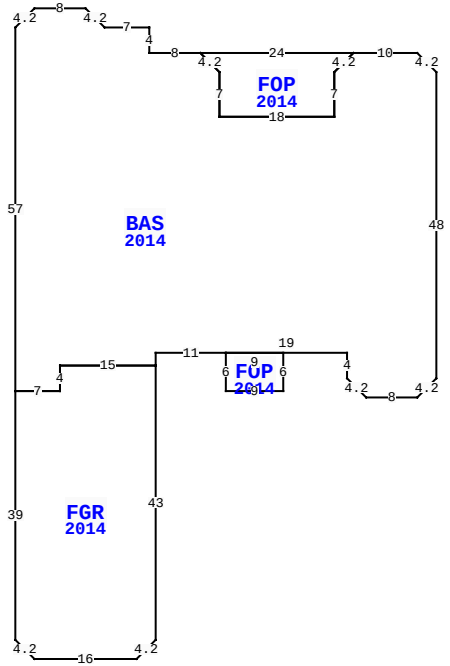
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	691,442
FGR	975	55	536	116,289
FOP	54	30	16	3,471
FOP	189	30	57	12,367
TOTALS	4,405		3,796	823,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,796	148.3488	222.52	844,686	2014	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2023 Heated Area: 3187 HX Base Yr 2023



4413 CLEEK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		823,569
TOTAL MARKET OB/XF VALUE		62,394
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		1,095,963
SOH/AGL Deduction		2,884
ASSESSED VALUE		1,093,079
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,043,079
TOTAL JUST VALUE		1,095,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,061,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0199	EXT POOL ENC	37,074	05/13/2024
20141083	SCRNENCL	8,206	05/23/2014
20140677	SWIM POOL	42,600	04/08/2014
20132732	GAS	1,200	12/03/2013
20132147	NEW CONSTR	336,231	09/13/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/1916	8/26/2022	WD	Q	I	01	1,562,000
GRANTOR: KAMPSCHUUR WOUTER TRU						
GRANTEE: LENTING ERIC L TRUS						
2036/0266	3/24/2016	WD	U	I	11	100
GRANTOR: KAMPSCHUUR WOUTER &						
GRANTEE: KAMPSCHUUR CIASTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] U3 L3 W10 FOP=[YR=2014] W24 D3 R3 S7 E18 N7 U3 R3 $ D3 L3 S7 W18 N7 U3 L3 W8 N4 W7 U3 L3 W8 D3 L3 S57 FGR=[YR=2014] S39 D3 R3 E16 U3 R3 N43 W15 S4 W7$ E7 N4 E15 N2 E11 FOP=[YR=2014] S6 E9 N6 W9$ E19 S4 D3 R3 E8 U3 R3 N48$.

EXTRA FEATURES

LN	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	96	1,920	
3	0861	POOL GUNIT	0	100	0	0	486.00	SF	85.00	85.00	100	2014	2014	3	75	30,983	
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	65	1,300	
6	0911	SCRN RM A	0	100	0	0	1,216.00	SF	17.50	17.50	100	2014	2014	3	65	13,832	

LAND DESCRIPTION

TOTAL OB/XF 62,394

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 07/23/2024 BY DJ Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/06/2024 BY SYS