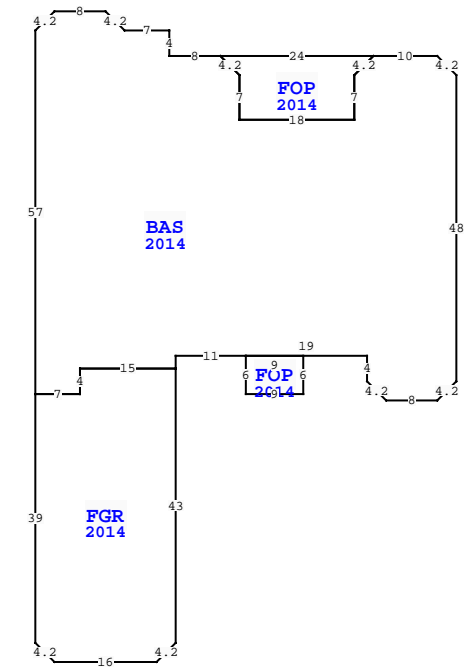


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 90				
Interior Floo	12 HARDWOOD 10				
Air Condition	03 CENTRAL 100				
Heating 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,187	100	2014	3,187	724,591
FGR	975	55	2014	536	121,864
FOP	54	30	2014	16	3,638
FOP	189	30	2014	57	12,959
TOTALS	4,405			3,796	863,052

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2023							
Heated Area: 3187						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			863,052
TOTAL MARKET OB/XF VALUE			80,025
TOTAL LAND VALUE - MARKET			210,000
TOTAL MARKET VALUE			1,153,077
SOH/AGL Deduction			7,699
ASSESSED VALUE			1,145,378
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,094,656
TOTAL JUST VALUE			1,153,077
NCON VALUE			20,600
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,095,963

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	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
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GRANTOR: KAMPSCHUUR WOUTER &
GRANTEE: KAMPSCHUUR CIASTON

EXTRA FEATURES															4413 CLEEK CT, FERNANDINA BEACH		
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	94	9,404	
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	71	29,330	
4	0855	CONC PAVER	0	100	0	0	730.00	SF	7.00	7.00	100	2014	2014	3	94	4,803	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	60	1,200	
6	0911	SCRN RM A	0	100	0	0	1,216.00	SF	17.50	17.50	100	2014	2014	3	60	12,768	
7	0912	SCRN RM G	0	100	0	0	548.00	SF	20.00	20.00	100	2025	2024		100	10,960	
8	0855	CONC PAVER	0	100	0	0	548.00	SF	10.00	10.00	100	2025	2024		100	5,480	
9	0855	CONC PAVER	0	100	0	0	416.00	SF	10.00	10.00	100	2025	2024		100	4,160	

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		
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000									