LOT 41
PARKWAY NORTH PB 5/263

PATEL LIVING TRUST/PATEL DINESH K TRUSTEE
4417 CLEEK COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0041-0000

BUILDING CHARACTERISTICS

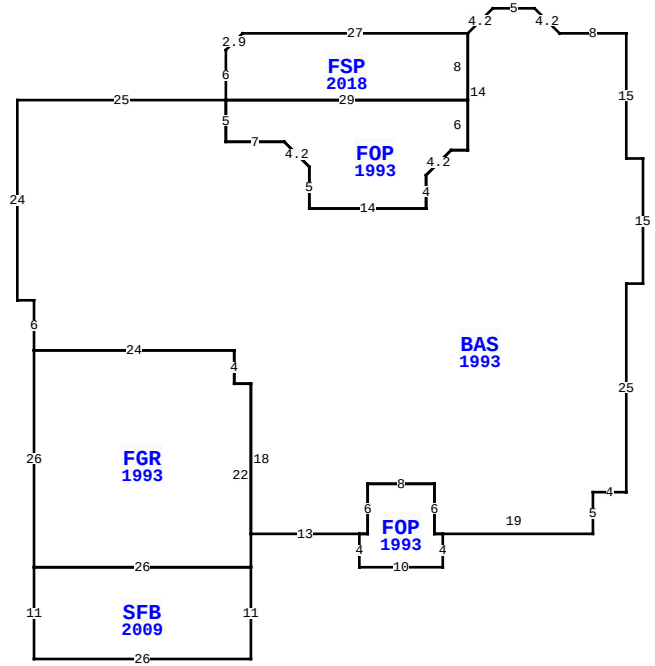
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,043	100	1993	3,043	465,441
FGR	668	55	1993	367	56,135
FOP	88	30	1993	26	3,977
FOP	271	30	1993	81	12,389
FSP	230	40	2018	92	14,072
SFB	286	80	2009	229	35,026
TOTALS	4,586			3,838	587,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,838	112.3650	186.53	715,902	1991	2001	0	0	0	18.00	82.00

1 SFR CUST 100% - 2019 Heated Area: 3272 HX Base Yr 2019



4417 CLEEK CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		587,040
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		789,350
SOH/AGL Deduction		176,577
ASSESSED VALUE		612,773
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		561,362
TOTAL JUST VALUE		789,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		772,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180035	SCRNENCL	26,989	01/08/2018
20111219	REPAIR/RRF	9,000	07/26/2011
6169	NEW CONSTR	124,000	09/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/1650	11/02/2021	WD	U	I	11	100
GRANTOR: PATEL DINESH K & LILA						
GRANTEE: PATEL LIVING TRUST						
1928/1912	7/08/2014	WD	Q	I	02	533,000
GRANTOR: SPICER WILLIAM T & SU						
GRANTEE: PATEL DINESH K & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 U3 L3 W5 D3 L3 FSP=[YR=2018] W27 D2 L2 S6 FOP=[YR=1993] S5 E7 D3 R3 S5 E14 N4 R3 U3 E2 N6 W29 $ E29 N8 $ S14 W2 D3 L3 S4 W14 N5 L3 U3 W7 N5 W25 S24 E2 S6 FGR=[YR=1993] S26 SFB=[YR=2009] S11 E26 N11 W26$ E26 N22 W2 N4 W24 $ E24 S4E2 S18 E13 FOP=[YR=1993] S4 E10 N4 W1 N6 W8 S6 W1$ E1 N6 E8 S6 E19 N5 E4 N25 E2 N15 W2 N15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	RES GOLF	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS