

LOT 4
IN OR 1745/1617
PRESERVE AT SUMMER BEACH #2

KHALIL HITHAM H
4333 SPRING BRANCH CIRCLE
VALDOSTA, GA 31601

2023

00-SB-30-1674-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 100	0500	01	3,338	126.6012	180.41	602,209	2011	2011	0	0	0	5.50	94.50	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100	1 SFR CUST - 0% - 0													Heated Area: 2992 HX Base Yr									
Roof Cover	08	CLAY TILE 100														Tax Group: 8 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 569,088									
Interior Floo	11	CLAY TILE 70														TOTAL MARKET OB/XF VALUE 52,519									
Interior Floo	14	CARPET 30														TOTAL LAND VALUE - MARKET 300,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 921,607									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 88,762									
Bedrooms	4	100														ASSESSED VALUE 832,845									
Bathrooms	3.5	100														TOTAL EXEMPTION VALUE 0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 832,845									
Stories	1.	1. 100														TOTAL JUST VALUE 921,607									
Units	0	100	NCON VALUE 0																						
Quality		05	Quality Level 05		INCOME VALUE																				
DOR CODE		0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE 854,751																				
MAP NUM		MKT AREA		03																					
NEIGHBORHOOD/LOC		3021.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,992	100	2,992	510,099																					
FGR	462	55	254	43,304																					
FOP	94	30	28	4,773																					
FOP	209	30	63	10,741																					
PTO	12	5	1	170																					
TOTALS	3,769		3,338	569,088																					
EXTRA FEATURES					95279 WHISTLING DUCK CIR, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	95	3,325									
2	0855	CONC PAVER	0	0	0	0	1,116.00	SF	10.00	10.00	100	2011	2011	3	93	10,379									
3	0911	SCRN RM A	0	0	0	0	1,078.00	SF	17.50	17.50	100	2011	2011	3	55	10,376									
4	0861	POOL GUNIT	0	0	0	0	362.00	SF	85.00	85.00	100	2011	2011	3	68	20,924									
5	0855	CONC PAVER	0	0	0	0	716.00	SF	10.00	10.00	100	2011	2011	3	93	6,659									
6	0855	CONC PAVER	0	0	23	4	92.00	SF	10.00	10.00	100	2011	2011	3	93	856									
TOTAL OB/XF 52,519																									
LAND DESCRIPTION																									
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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000								
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																									