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

KHALIL HITHAM H
4333 SPRING BRANCH CIRCLE
VALDOSTA, GA 31601

2025

00-SB-30-1674-0004-0000

BUILDING CHARACTERISTICS

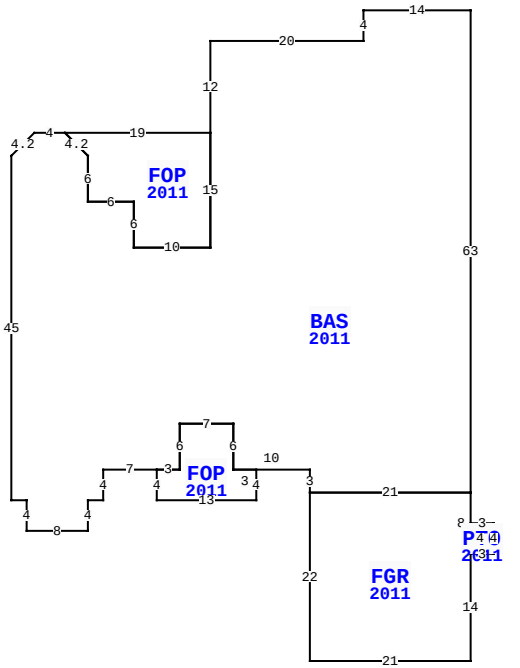
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,992	100	2011	2,992	864,825
FGR	462	55	2011	254	73,418
FOP	94	30	2011	28	8,093
FOP	209	30	2011	63	18,210
PTO	12	5	2011	1	289
TOTALS	3,769			3,338	964,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,338	195.6564	309.14	1,031,909	2011	2011	0	0	0	6.50	93.50

1 SFR CUST – 0% - 0 Heated Area: 2992 HX Base Yr



95279 WHISTLING DUCK CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	964,835
TOTAL MARKET OB/XF VALUE	47,750
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	1,312,585
SOH/AGL Deduction	304,843
ASSESSED VALUE	1,007,742
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,007,742
TOTAL JUST VALUE	1,312,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,335,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25010	ADDITION	17,772	08/01/2011
B1124279	CO ISSUED	0	06/24/2011
R12574	REPAIR/RRF	22,350	03/01/2011
G01604	GAS	1,200	02/01/2011
M15938	H/AC	0	02/01/2011
E23182	NEW CONSTR	0	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1745/1617	7/01/2011	WD	Q	I	01	510,000
GRANTOR: ADANTAGE HOME BUILDER						
GRANTEE: KHALIL HITHAM H						
1745/1614	7/01/2011	WD	Q	V	01	100,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 S4 W20 S12 FOP=[YR=2011] W19 D3 R3 S6 E6 S6 E10 N15$ S15 W10 N6 W6 N6 U3 L3 W4 D3 L3 S45 E2 S4 E8 N4 E2 N4 E7 FOP=[YR=2011] S4 E13 N4 W3 N6 W7 S6 W3$ E3 N6 E7 S6 E10 S3 FGR=[YR=2011] S22 E21 N14 PTO=[YR=2011] E3 N4 W3 S4$ N8 W21$ E21 N63$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
2	0855	CONC PAVER	0	0	0	0	1,116.00	SF	10.00	10.00	100	2011	2011	3	91	10,156	
3	0911	SCRN RM A	0	0	0	0	1,078.00	SF	17.50	17.50	100	2011	2011	3	45	8,489	
4	0861	POOL GUNIT	0	0	0	0	362.00	SF	85.00	85.00	100	2011	2011	3	60	18,462	
5	0855	CONC PAVER	0	0	0	0	716.00	SF	10.00	10.00	100	2011	2011	3	91	6,516	
6	0855	CONC PAVER	0	0	23	4	92.00	SF	10.00	10.00	100	2011	2011	3	91	837	

LAND DESCRIPTION

TOTAL OB/XF 47,750

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	000100	C	RES	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 07/30/2025 BY SYS