

PURVIS SYDNEY & DEBORAH G
36206 GAGE ROAD
CALLAHAN, FL 32011

02-2N-24-0000-0001-0010

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	VALUATION SUMMARY																			
Exterior Wall		05	AVERAGE 100		0820	02	1,680	117.2000	76.18	127,982	1986	1986	0	0	0	70.00	30.00	STANDARD																			
Roof Structure		03	GABLE/HIP 100		2 M/H 93- - 0% - 0													Heated Area: 1680 HX Base Yr																			
Roof Cover		03	COMP SHNGL 100		60 28 28 60 BAS 1993													VALUATION BY										TAX DIST:									
Interior Wall		04	PLYWOOD 100															BUILDING MARKET VALUE										437,970									
Interior Floor		14	CARPET 80															TOTAL MARKET OB/XF VALUE										14,477									
Interior Floor		08	SHT VINYL 20															TOTAL LAND VALUE - MARKET										260,070									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										516,121									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										257,320									
Bedrooms			3 100															ASSESSED VALUE										258,801									
Bathrooms			2 100															TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										208,801									
Stories		1.	1. 100															TOTAL JUST VALUE										712,517									
Units			0 100		NCON VALUE										0																						
					INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE										444,151																						
Quality		03	Quality Level 03																																		
DOR CODE		5000	IMPROVED AG																																		
MAP NUM			MKT AREA		08																																
NEIGHBORHOOD/LOC		8001	.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,680	100	1,680	38,395																																	
TOTALS					1,680		1,680	38,395											BLD DATE				LGL DATE		06/15/2023		MLU										
EXTRA FEATURES					36206 GAGE RD, CALLAHAN					XF DATE				LAND DATE				AG DATE																			
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	0940	SHEDS/PORT	0 100	8	10	80.00	SF	20.10	20.10	100	1989	1989	3	20	322																						
2	1242	WD DECK A	0 0	20	10	200.00	SF	10.00	10.00	100	1998	1998	3	20	400																						
3	1127	BRICK 8"	0 100	0	0	40.00	SF	11.00	11.00	100	2005	2005	3	96	422																						
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800																						
5	0812	CONCRETE C	0 100	0	0	3,314.00	SF	4.00	4.00	100	2005	2005	3	87	11,533																						

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