

PURVIS JAMES H & LINDA J
36311 GAGE ROAD
CALLAHAN, FL 32011

02-2N-24-0000-0001-0040

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		20	FACE BRICK 100							0900	01	3,442	97.5200	115.80	398,584	1995	1995		0	0	20.25	79.75	VALUATION BY				STANDARD												
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 1996														Heated Area: 2993				HX Base Yr 1996				Tax Group: 6				Tax Dist:			
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE				317,871											
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE				24,818											
Interior Floo		08	SHT VINYL 50																					TOTAL LAND VALUE - MARKET				267,600											
Interior Floo		14	CARPET 50																					TOTAL MARKET VALUE				377,369											
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction				190,881											
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE				186,488											
Bedrooms			3 100																					TOTAL EXEMPTION VALUE				HX HB 50,000											
Bathrooms			2.5 100																					BASE TAXABLE VALUE				136,488											
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE				550,289											
Stories		1.	1. 100																					NCON VALUE				0											
Units		0	0 100																					INCOME VALUE															
Occupancy		00	NONE 100																					PREVIOUS YEAR MKT VALUE				326,760											
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			441		100	441		40,727																															
BAS			2,552		100	2,552		235,679																															
FOP			224		30	67		6,188																															
FSP			315		40	126		11,636																															
FSP			640		40	256		23,642																															
TOTALS			4,172			3,442		317,871																															
EXTRA FEATURES									36311 GAGE RD, CALLAHAN							BLD DATE				LGL DATE		06/13/2023		MLU															
																XF DATE				LAND DATE																			
																INC 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	0500	FP-PRE FAB		0 100	0	0	1.00		UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765																						
2	0910	SCRN RM L		0 100	0	0	728.00		SF	15.00	15.00	100	2003	2003	3	22	2,402																						
3	0861	POOL GUNIT		0 100	0	0	322.00		SF	85.00	85.00	100	2003	2003	3	36	9,853																						
4	0845	KOOL DECK		0 100	0	0	487.00		SF	7.25	7.25	100	2003	2003	3	84	2,966																						
5	0812	CONCRETE C		0 100	0	0	2,135.00		SF	4.00	4.00	100	2000	2000	3	80	6,832																						
LAND DESCRIPTION		TOTAL OB/XF 24,818																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	005000	C	RURAL HOME		100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																					
2	006000	A	PAST1/HAY		0			0.00	0.00	9.84	AC		1.00	1.00	1.00	440.00	440.00	4,330																					
3	005902	A	HARDWOOD SI		0			0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350																					
4	009910	M	MKT.VAL.AG		0			0.00	0.00	11.84	AC		1.00	1.00	1.00	15,000.00	15,000.00	177,600																					
REVIEW DATE	07/21/2021	BY	TWA		Total Acres: 12.84			Total Land Value: 34,680			Market: 177,600			Agricultural: 4,680			Common: 30,000			PRINTED 08/02/2023 BY SYS																			