

IN OR 1088/823 & OR 1772/1538
PARCELS 1-9 & 3-12
R673617 & R673618

PURVIS WILLIAM B & SYBIL
36002 DUSDEE WILLOWS LANE
CALLAHAN, FL 32011

2023

02-2N-24-0000-0001-0090



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		30	VINYL 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		14	CARPET 80	
Interior Floo		08	SHT VINYL 20	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			2 100	
Frame		02	WOOD FRAME 100	
Stories		1.	1. 100	
Units			0 100	
Quality		04	Quality Level 04	
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	1,620	100	1,620	79,910
UOP	240	25	60	2,960
TOTALS	1,860		1,680	82,870

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,680	135.5200	94.86	159,365	1997	2002	0	0	0	48.00	52.00
2 M/H 94+ - 0% - 0 Heated Area: 1620 HX Base Yr												

NASSAU COUNTY PROPERTY						PAGE 1 of 1	6
VALUATION SUMMARY							
VALUATION BY						STANDARD	
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE			82,870				
TOTAL MARKET OB/XF VALUE			3,411				
TOTAL LAND VALUE - MARKET			358,000				
TOTAL MARKET VALUE			131,191				
SOH/AGL Deduction			34,475				
ASSESSED VALUE			96,716				
TOTAL EXEMPTION VALUE			0				
BASE TAXABLE VALUE			96,716				
TOTAL JUST VALUE			444,281				
NCON VALUE			0				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			89,440				