

SW1/4 OF SE1/4 (3-1)
IN OR 298/547 & OR 395/264
R334153, R433737 & R433736

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

2023

02-2N-24-0000-0003-0010



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	PAGE 1 of 2 6																									
Exterior Wall	20	FACE BRICK 70	0900	01	4,361	92.4616	109.80	478,838	2001	2001	0	0	0 14.10	85.90	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 30	1 SNGL FAM - 100% - 0												Heated Area: 3621												HX Base Yr													
Roof Structur	03	GABLE/HIP 100													UST 2001												FOP 2001													
Roof Cover	03	COMP SHNGL 100													FOP 2001												FUS 2001													
Interior Wall	05	DRYWALL 100													FOP 2001												FUS 2001													
Interior Floo	12	HARDWOOD 50													FOP 2001												FUS 2001													
Interior Floo	14	CARPET 50	BAS 2001												FOP 2001												FUS 2001													
Air Condition	03	CENTRAL 100	FOP 2001												FUS 2001												FUS 2001													
Heating Type	04	AIR DUCTED 100	FOP 2001												FUS 2001												FUS 2001													
Bedrooms	4	100	FOP 2001												FUS 2001												FUS 2001													
Bathrooms	4.5	100	FOP 2001												FUS 2001												FUS 2001													
Frame	02	WOOD FRAME 100	FOP 2001												FUS 2001												FUS 2001													
Stories	2.	2. 100	FOP 2001												FUS 2001												FUS 2001													
Units	0	100	FOP 2001												FUS 2001												FUS 2001													
BUD8 Adjustme	06	DIST 1D 100	FOP 2001												FUS 2001												FUS 2001													
Occupancy	00	NONE 100	FOP 2001												FUS 2001												FUS 2001													
Quality	02	Quality Level 02	FOP 2001												FUS 2001												FUS 2001													
DOR CODE	5000	IMPROVED AG	FOP 2001												FUS 2001												FUS 2001													
MAP NUM		MKT AREA	FOP 2001												FUS 2001												FUS 2001													
NEIGHBORHOOD/LOC	8001.00		FOP 2001												FUS 2001												FUS 2001													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	FOP 2001												FUS 2001												FUS 2001											
BAS	2,588	100	2,588	244,095	FOP 2001												FUS 2001												FUS 2001											
FEP	208	80	166	15,657	FOP 2001												FUS 2001												FUS 2001											
FGR	616	55	339	31,974	FOP 2001												FUS 2001												FUS 2001											
FOP	40	30	12	1,132	FOP 2001												FUS 2001												FUS 2001											
FOP	624	30	187	17,638	FOP 2001												FUS 2001												FUS 2001											
FUS	1,033	100	1,033	97,430	FOP 2001												FUS 2001												FUS 2001											
UST	80	45	36	3,396	FOP 2001												FUS 2001												FUS 2001											
TOTALS	5,189		4,361	411,322	FOP 2001												FUS 2001												FUS 2001											
EXTRA FEATURES					36002 DUSDEE WILLOWS LN, CALLAHAN												BLD DATE												LGL DATE											
																	XF DATE												LAND DATE											
																	INC DATE												AG DATE											
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES	06/13/2023 MLU																						
2	0680	POLE SHED	0	0	66	40	1,000.00	SF	10.00	10.00	100	1990	1990	3	20	2,000																								
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450																								
4	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1992	1992	3	20	1,632																								
5	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1992	1992	3	20	1,632																								
6	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1993	1993	3	20	1,632																								
7	0940	SHEDS/PORT	0	0	8	8	64.00	SF	19.50	19.50	100	1994	1994	3	20	250																								
8	0202	BARN WD 30	0	0	100	40	4,000.00	SF	15.00	15.00	100	1999	1999	3	28	16,800																								
9	0811	CONCRETE B	0	0	0	0	588.00	SF	5.20	5.20	100	1999	1999	3	79	2,416																								
10	0351	CARPORT MT	0	0	47	44	2,068.00	SF	10.00	10.00	100	2000	2000	3	20	4,136																								
11	0811	CONCRETE B	0	0	0	0	1,000.00	SF	5.20	5.20	100	1992	1992	3	66	3,432																								
LAND DESCRIPTION					TOTAL OB/IF												36,380																							
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	005000	C	RURAL HOME	100	0006	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	33.70	AC		1.00	1.00	1.00	440.00	440.00	14,828																							
3	009910	M	MKT. VAL. AG	0			0.00	0.00	33.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	202,200																							
4	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																							
REVIEW DATE 07/21/2021 BY TWA Total Acres: 35.70 Total Land Value: 74,828 Market: 202,200 Agricultural: 14,828 Common: 60,000 PRINTED 08/02/2023 BY SYS																																								

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