LOT 1
DUSDEE WILLOWS PB 5/329

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

2023

02-2N-24-0385-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

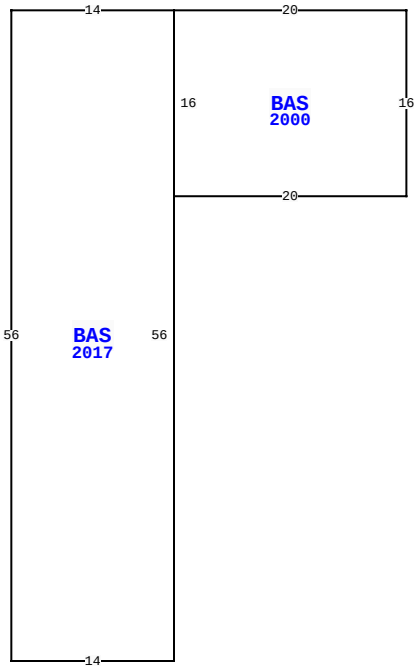
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	320	9,624
BAS	784	100	784	23,580
TOTALS	1,104		1,104	33,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,104	96.4000	62.66	69,177	2000	2000	0	0	0	52.00	48.00

1 MH 94NO RP – 0% - 0 Heated Area: 1104 HX Base Yr



452044 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	33,205
TOTAL MARKET OB/XF VALUE	348
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	63,553
SOH/AGL Deduction	7,357
ASSESSED VALUE	56,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,196
TOTAL JUST VALUE	63,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007548	ADDITION	0	12/01/2000
MH982433	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 BAS=[YR=2017] W14 S56 E14 N56$ S16 E20 N16 $.

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	0751	UOP	0	0	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	29	348	

LAND DESCRIPTION

TOTAL OB/XF 348

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS