LOT 3
DUSDEE WILLOWS PB 5/329

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

2023

02-2N-24-0385-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	Quality Level 03

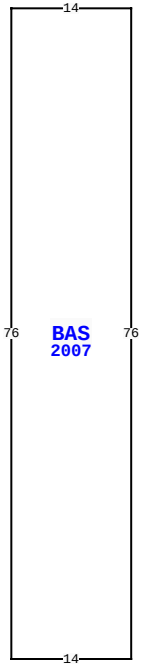
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	41,900
TOTALS	1,064		1,064	41,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	117.2000	82.04	87,291	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1064 HX Base Yr



452032 OLD DIXIE HWY, CALLAHAN

BLD DATE	06/05/2008 JH	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	41,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	71,900
SOH/AGL Deduction	9,452
ASSESSED VALUE	62,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,448
TOTAL JUST VALUE	71,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4981	CO ISSUED	0	08/01/2007
E19877	ELEC OTHER	0	08/01/2007
MH4981	MH MOVE-ON	0	08/01/2007
M13218	MECH OTHER	0	08/01/2007
P12664	OTHER	0	08/01/2007
8861	MH MOVE-ON	24,000	04/15/1992

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14S76E14N76$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/18/2018 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS