PT SEC 6-1N-23E LYING S OF RR
& W OF 121 IN OR 2210/1612
UTIL ESMT OR 2301/981

PURVIS TRAVIS T & APRIL R/
PO BOX 1012
CALLAHAN, FL 32011

2023

06-1N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 50
Interior Floo	08	SHT VINYL 50
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

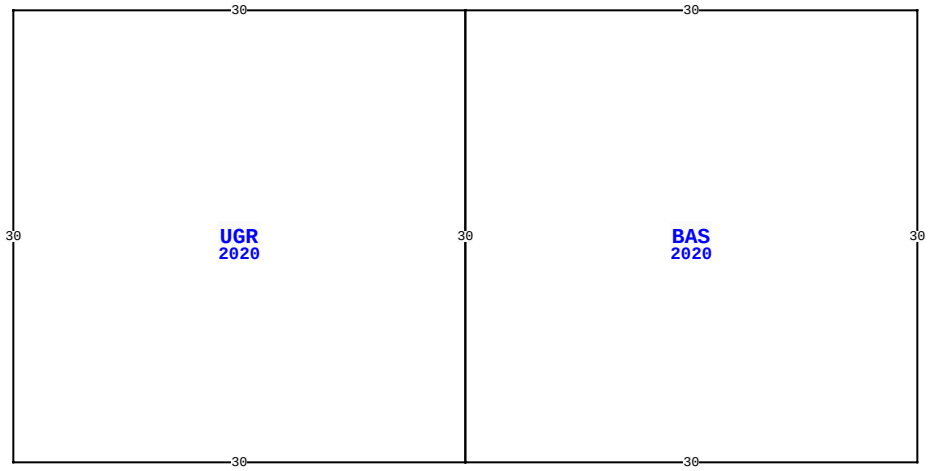
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	40,077
UGR	900	45	405	18,035
TOTALS	1,800		1,305	58,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,305	89.9600	44.98	58,699	2020	2020	0	0	0	1.00	99.00

1 ACCESORY U – 0% - 0 Heated Area: 900 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

3300 ROWE AVE, BRYCEVILLE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	58,112
TOTAL MARKET OB/XF VALUE	11,856
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	106,048
SOH/AGL Deduction	0
ASSESSED VALUE	106,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,048
TOTAL JUST VALUE	279,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003909	GARAGE	50	05/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1612	7/17/2018	WD	Q	V	01	130,500
GRANTOR: 320 NASSAU LLC						
GRANTEE: PURVIS TRAVIS T & A						
2204/1924	6/20/2018	TD	U	V	37	37,700
GRANTOR: SHEFFIELD WILLIAM F F						
GRANTEE: 320 NASSAU LLC						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
2	0810	CONCRETE A	0	0	0	0	350.00	SF	6.50	6.50	100	2020	2020	3	99	2,252	
3	0811	CONCRETE B	0	0	70	10	700.00	SF	5.20	5.20	100	2020	2020	3	99	3,604	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 UGR=[YR=2020] W30 S30 E30 N30$ S30 E30 N30$.

LAND DESCRIPTION

TOTAL OB/XF 11,856

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	005005	A	IMP AGRI.	0	0003		0.00	0.00	1.00	AC		1.00	1.00	1.00	26,000.00	26,000.00	26,000							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	720.00	720.00	10,080							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	210,000							

REVIEW DATE 12/03/2020 BY TW Total Acres: 15.00 Total Land Value: 36,080 Market: 210,000 Agricultural: 36,080 Common: 0 PRINTED 08/02/2023 BY SYS