PT NE1/4 OF NE1/4
IN OR 2262/820
(EX OR 183/332 & OR 444/94 &

PURVIS FREDERICK M & THERESA
PO BOX 1057
CALLAHAN, FL 32011-1057

2023

14-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

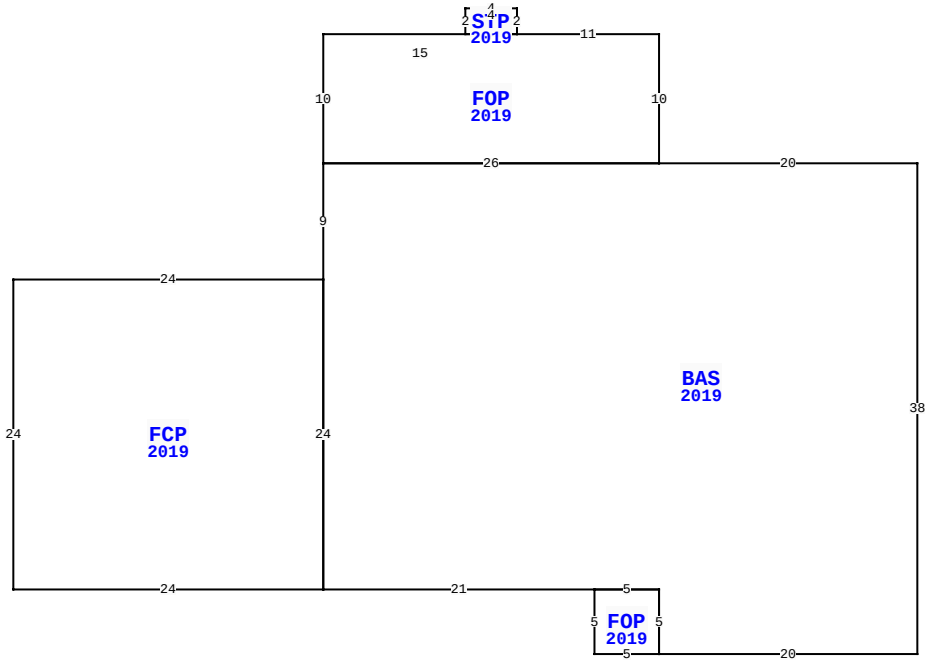
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,618	100	1,618	216,855
FCP	576	25	144	19,300
FOP	25	30	8	1,072
FOP	260	30	78	10,454
STP	8	10	1	134
TOTALS	2,487		1,849	247,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	02	1,849	150.0000	135.38	250,318	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1618 HX Base Yr 2020



450946 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		247,815
TOTAL MARKET OB/XF VALUE		44,966
TOTAL LAND VALUE - MARKET		80,850
TOTAL MARKET VALUE		373,631
SOH/AGL Deduction		119,051
ASSESSED VALUE		254,580
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,580
TOTAL JUST VALUE		373,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002412	NEW CONSTR	219,612	04/01/2019
8134	MH MOVE-ON	35,000	04/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0822	2/18/2019	QC	U	I	11	100
GRANTOR: PURVIS FREDERICK M &						
GRANTEE: PURVIS FREDERICK M						
2262/0820	3/02/2019	QC	U	I	11	100
GRANTOR: PURVIS SHERROD G						
GRANTEE: PURVIS FREDERICK M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N10 W11 STP=[YR=2019] N2 W4 S2 E4$ W15 S10 E26$ W26 S9 FCP=[YR=2019] W24 S24 E24 N24$ S24 E21 FOP=[YR=2019] S5 E5 N5 W5$ E5 S5 E20 N38$.

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
8	0533	STBL CB FL	0	100	36	60	2,160.00	UT	60.00	60.00	100	2002	2002	3	32	41,472	
10	0810	CONCRETE A	0	100	0	0	543.00	SF	6.50	6.50	100	2019	2019	3	99	3,494	

LAND DESCRIPTION

TOTAL OB/XF 44,966

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	000100	C	SFR	100		OR	0.00	0.00	2.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,850							

REVIEW DATE 10/04/2019 BY KB Total Acres: 2.31 Total Land Value: 80,850 Market: 0 Agricultural: 0 Common: 80,850 PRINTED 08/02/2023 BY SYS