PT OF SE1/4
IN OR 1780/694
1986 LANCASTER DW/MH

PURVIS SUSAN BROWN
54426 WILBUR JONES RD
CALLAHAN, FL 32011

2023

22-4N-23-0000-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

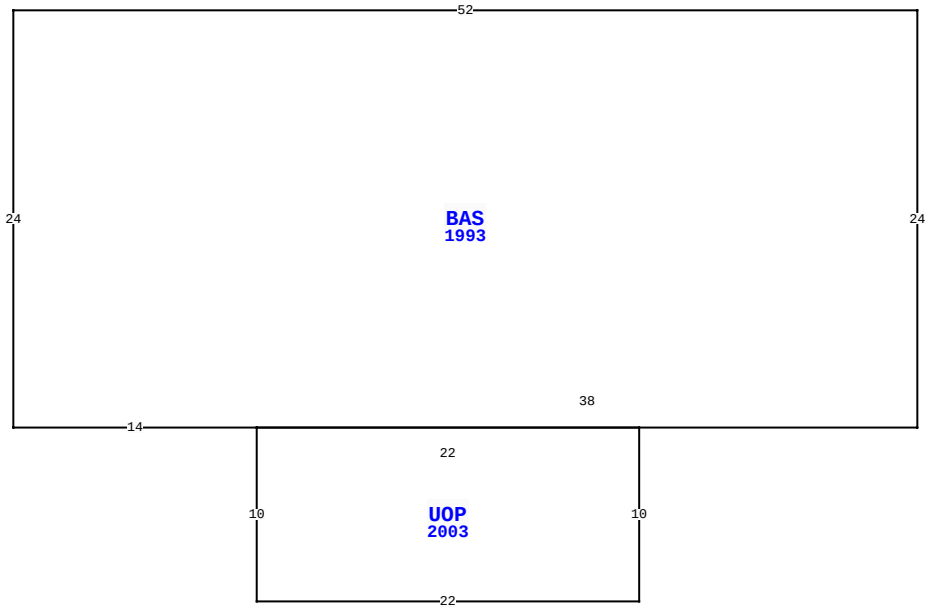
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	28,619
UOP	220	25	55	1,261
TOTALS	1,468		1,303	29,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,303	117.6000	76.44	99,601	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



17121 BRUSH CREEK LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,880
TOTAL MARKET OB/XF VALUE	2,749
TOTAL LAND VALUE - MARKET	486,500
TOTAL MARKET VALUE	103,051
SOH/AGL Deduction	30,527
ASSESSED VALUE	72,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,524
TOTAL JUST VALUE	519,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1780/0694	2/25/2012	QC	U	I	11	100
GRANTOR: BROWN WALTER LEWIS &						
GRANTEE: BROWN WALTER LEWIS						
1509/0090	6/29/2007	WD	U	I	07	100
GRANTOR: LLOYD MELTON B						
GRANTEE: BROWN WALTER L & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E14 UOP=[YR=2003] S10 E22 N10 W22$ E38 N24$.

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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1987	1987	3	20	579	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,749

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	005000	C	RURAL HOME	0	0007	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	28.00	AC		1.00	1.00	1.00	440.00	440.00	12,320							
3	005501	A	TIMB2-2 SI	0			0.00	0.00	44.00	AC		1.00	1.00	1.00	540.00	540.00	23,760							
4	005901	A	HARDWOOD SI	0			0.00	0.00	19.30	AC		1.00	1.00	1.00	225.00	225.00	4,342							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	91.30	AC		1.00	1.00	1.00	5,000.00	5,000.00	456,500							

REVIEW DATE 03/08/2022 BY TWA Total Acres: 92.30 Total Land Value: 70,422 Market: 456,500 Agricultural: 40,422 Common: 30,000 PRINTED 08/02/2023 BY SYS