PT OF LOT 7
CASE #45-2008-CP-139
IN OR 2383/272

PURVIS SHERROD GUY & SUSAN BROWN
54426 WILBUR JONES ROAD
CALLAHAN, FL 32011

2023

37-1N-25-2940-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

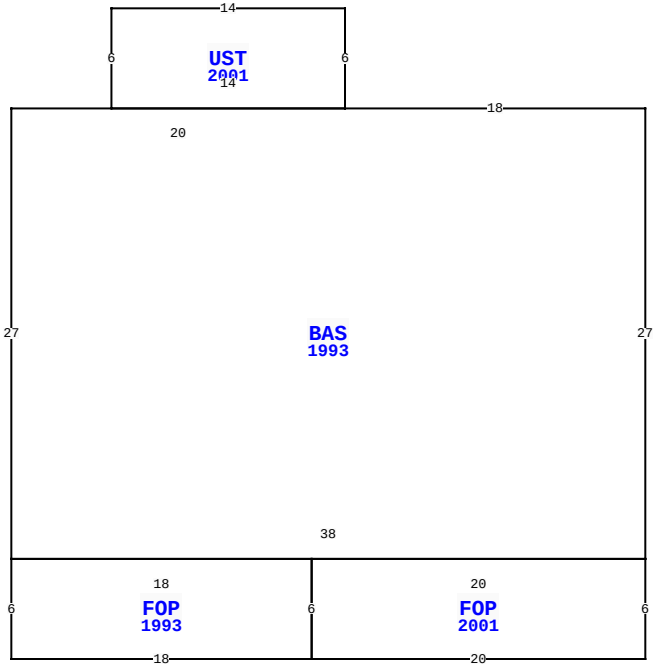
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100	1,026	73,152
FOP	108	30	32	2,282
FOP	120	30	36	2,567
UST	84	45	38	2,710
TOTALS	1,338		1,132	80,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	100.0000	90.25	102,163	1960	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 1026 HX Base Yr



54007 ROY BOOTH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	80,709
TOTAL MARKET OB/XF VALUE	1,792
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	117,501
SOH/AGL Deduction	50,751
ASSESSED VALUE	66,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,750
TOTAL JUST VALUE	117,501
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013258	REPAIR/RRF	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0272	7/31/2020	WD	Q	I	01	68,000
GRANTOR: NETTLES HAROLD GLENN						
GRANTEE: PURVIS SHERROD GUY						
0408/0178	12/01/1983	LE	U	I		17,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UST=[YR=2001] N6 W14S6 E14 $ W20 S27 FOP=[YR=1993] S6 E18 FOP=[YR=2001] E20 N6 W20 S6 $ N6 W18 $ E38 N27 $.

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
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2003	2003	3	22	792	
3	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,792

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	0	0006	OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/04/2021 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS