PT OF SE1/4
IN OR 715 PG 186
PARCELS 1-4 & 1-5

PURVIS JAMES H & LINDA J
36311 GAGE ROAD
CALLAHAN, FL 32011

2024

02-2N-24-0000-0001-0040

BUILDING CHARACTERISTICS

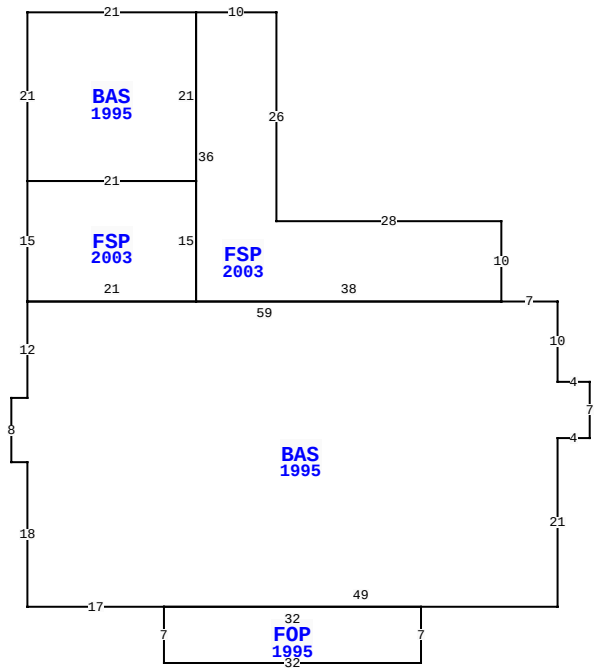
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100	441	42,469
BAS	2,552	100	2,552	245,760
FOP	224	30	67	6,452
FSP	315	40	126	12,134
FSP	640	40	256	24,653
TOTALS	4,172		3,442	331,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,442	97.5200	121.90	419,580	1995	1995	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 1996 Heated Area: 2993 HX Base Yr 1996



36311 GAGE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,468
TOTAL MARKET OB/XF VALUE		23,424
TOTAL LAND VALUE - MARKET		207,600
TOTAL MARKET VALUE		388,913
SOH/AGL Deduction		197,630
ASSESSED VALUE		191,283
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,283
TOTAL JUST VALUE		562,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0311875	XFOB	9,000	10/01/2003
E0311532	SWIM POOL	17,000	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0715/0186	9/30/1994	WD	U	I	06	100

GRANTOR: PURVIS STANLEY & DEBO
GRANTEE: PURVIS JAMES & LIND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W4 N10 W7 FSP=[YR=2003] N10 W28 N26 W10
BAS=[YR=1995] W21 S21 FSP=[YR=2003] S15 E21 N15 W21 $E21
N21 $ S36 E38 $ W59 S12 W2S8 E2 S18 E17 FOP=[YR=1995] S7 E32
N7 W32 $ E49 N21 E4 N7 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0910	SCRN RM L	0	100	0	0	728.00	SF	15.00	15.00	100	2003	2003	3	21	2,293	
3	0861	POOL GUNIT	0	100	0	0	322.00	SF	85.00	85.00	100	2003	2003	3	32	8,758	
4	0845	KOOL DECK	0	100	0	0	487.00	SF	7.25	7.25	100	2003	2003	3	83	2,931	
5	0812	CONCRETE C	0	100	0	0	2,135.00	SF	4.00	4.00	100	2000	2000	3	79	6,747	

LAND DESCRIPTION

TOTAL OB/XF 23,424

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	100	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		OR	0.00	0.00	9.84	AC		1.00	1.00	1.00	370.00	370.00	3,641							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.84	AC		1.00	1.00	1.00	15,000.00	15,000.00	177,600							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 12.84 Total Land Value: 34,021 Market: 177,600 Agricultural: 4,021 Common: 30,000 PRINTED 08/06/2024 BY SYS