IN OR 1192/469
PARCELS 1-13 & 1-14

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

2024

02-2N-24-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GAGE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,750
TOTAL MARKET VALUE	832
SOH/AGL Deduction	0
ASSESSED VALUE	832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	832
TOTAL JUST VALUE	85,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004464	NEW ROOF	26,476	04/05/2023
B045773	NEW CONSTR	5,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1192/0469	12/02/2003	QC	U	V	01	100

GRANTOR: PURVIS SYDNEY & DEBOR

GRANTEE: PURVIS JAMES H & LI

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	370.00	370.00	370							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.43	AC		1.00	1.00	1.00	190.00	190.00	462							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.43	AC		1.00	1.00	1.00	25,000.00	25,000.00	85,750							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 3.43 Total Land Value: 832 Market: 85,750 Agricultural: 832 Common: 0 PRINTED 08/06/2024 BY SYS