

SW1/4 OF SE1/4 (3-1)
IN OR 298/547 & OR 395/264
R334153, R433737 & R433736

PURVIS WM B & SYBIL H
36002 DUSDEE WILLOWS LANE
CALLAHAN, FL 32011

2024

02-2N-24-0000-0003-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6																													
Exterior Wall	20	FACE BRICK 70	0500	01	4,361	97.3280	145.99	636,662	2001	2001	0	0	14.78	85.22	VALUATION BY STANDARD																													
Exterior Wall	05	AVERAGE 30	1 SFR CUST - 100% - 0												Heated Area: 3621												HX Base Yr																	
Roof Structure	03	GABLE/HIP 100													UST 2001												FOP 2001																	
Roof Cover	03	COMP SHNGL 100													FUS 2001																													
Interior Wall	05	DRYWALL 100													FOP 2001																													
Interior Floor	12	HARDWOOD 50													FOP 2001																													
Interior Floor	14	CARPET 50													FUS 2001												FOP 2001																	
Air Condition	03	CENTRAL 100													FUS 2001																													
Heating Type	04	AIR DUCTED 100													FUS 2001																													
Bedrooms	4	100													FUS 2001																													
Bathrooms	4.5	100	FUS 2001																																									
Frame	02	WOOD FRAME 100													FUS 2001												FOP 2001																	
Stories	2.	100													FUS 2001																													
Units	0	100													FUS 2001																													
BUD8 Adjustme	06	DIST 1D 100													FUS 2001																													
Occupancy	00	NONE 100	FUS 2001																																									
Quality	03	Quality Level 03													FUS 2001												FOP 2001																	
DOR CODE	5000	IMPROVED AG													FUS 2001																													
MAP NUM	MKT AREA														FUS 2001																													
NEIGHBORHOOD/LOC	8001.00														FUS 2001																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	2,588	100	2,588	321,980																																								
FEP	208	80	166	20,652																																								
FGR	616	55	339	42,176																																								
FOP	40	30	12	1,493																																								
FOP	624	30	187	23,265																																								
FUS	1,033	100	1,033	128,519																																								
UST	80	45	36	4,479																																								
TOTALS	5,189		4,361	542,563																																								
EXTRA FEATURES					36002 DUSDEE WILLOWS LN, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU									
L N	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	0680	POLE SHED	0	0	66	40	1,000.00	SF	10.00	10.00	100	1990	1990	3	20	2,000																												
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380																												
3	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1992	1992	3	20	1,632																												
4	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1992	1992	3	20	1,632																												
5	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1993	1993	3	20	1,632																												
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	19.50	19.50	100	1994	1994	3	20	250																												
7	0202	BARN WD 30	0	0	100	40	4,000.00	SF	15.00	15.00	100	1999	1999	3	27	16,200																												
8	0811	CONCRETE B	0	0	0	0	588.00	SF	5.20	5.20	100	1999	1999	3	77	2,354																												
9	0351	CARPORT MT	0	0	47	44	2,068.00	SF	10.00	10.00	100	2000	2000	3	20	4,136																												
10	0811	CONCRETE B	0	0	0	0	1,000.00	SF	5.20	5.20	100	1992	1992	3	64	3,328																												
LAND DESCRIPTION					TOTAL OB/XF										35,544																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	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	33.70	AC		1.00	1.00	1.00	370.00	370.00	12,469																											
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	33.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	202,200																											
4	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																											
REVIEW DATE 07/21/2021 BY TWA Total Acres: 35.70 Total Land Value: 72,469 Market: 202,200 Agricultural: 12,469 Common: 60,000 PRINTED 08/06/2024 BY SYS																																												

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