PT SEC 6-1N-23E LYING S OF RR
& W OF 121 IN OR 2210/1612
UTIL ESMT OR 2301/981

PURVIS TRAVIS T & APRIL R
PO BOX 1012
CALLAHAN, FL 32011

2024

06-1N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 50
Interior Floo	08	SHT VINYL 50
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

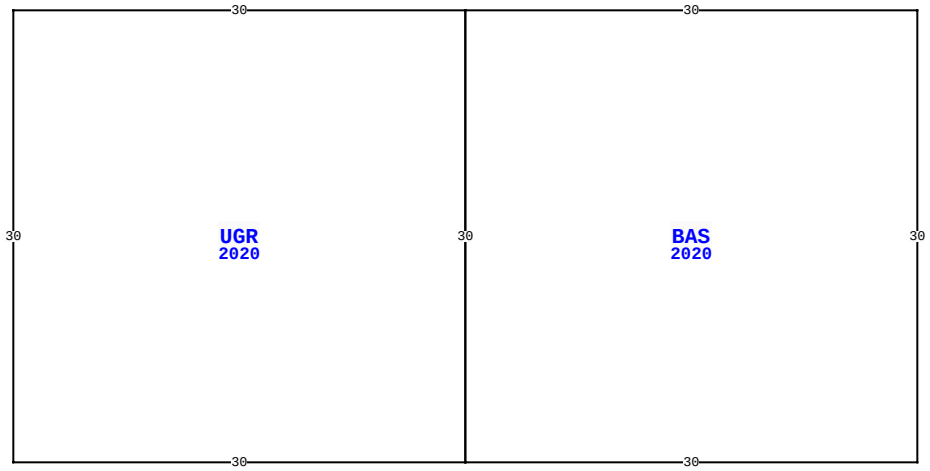
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	76,638
UGR	900	45	405	34,487
TOTALS	1,800		1,305	111,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,305	91.0000	86.45	112,817	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 900 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

17078 CR 121, BRYCEVILLE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	111,125
TOTAL MARKET OB/XF VALUE	5,856
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	182,471
SOH/AGL Deduction	40,016
ASSESSED VALUE	142,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,455
TOTAL JUST VALUE	356,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,968

T=3629 H=2430 P=1199 576 ATTACHED CARPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007486	PRIVATE PROVIDER	441,065	06/25/2024
230013771	NEW SFR	441,065	10/26/2023
20003909	GARAGE	50	05/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1612	7/17/2018	WD	Q	V	01	130,500
GRANTOR: 320 NASSAU LLC						
GRANTEE: PURVIS TRAVIS T & A						
2204/1924	6/20/2018	TD	U	V	37	37,700
GRANTOR: SHEFFIELD WILLIAM F F						
GRANTEE: 320 NASSAU LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 UGR=[YR=2020] W30 S30 E30 N30$ S30 E30 N30$.

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	0810	CONCRETE A	0	0	0	0	350.00	SF	6.50	6.50	100	2020	2020	3	99	2,252	
3	0811	CONCRETE B	0	0	70	10	700.00	SF	5.20	5.20	100	2020	2020	3	99	3,604	

LAND DESCRIPTION

TOTAL OB/XF 5,856

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					1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005005	A	IMP AGRI.	0	0003	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	26,000.00	26,000.00	26,000							
3	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	730.00	730.00	9,490							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	210,000							

REVIEW DATE 12/03/2020 BY TW Total Acres: 15.00 Total Land Value: 65,490 Market: 210,000 Agricultural: 35,490 Common: 30,000 PRINTED 08/06/2024 BY SYS