

LOT 8  
IN OR 1609/480  
R673435 & R673436

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

2024

12-2N-24-1640-0008-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMNT 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME      |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8014.00 |
|------------------|---------|

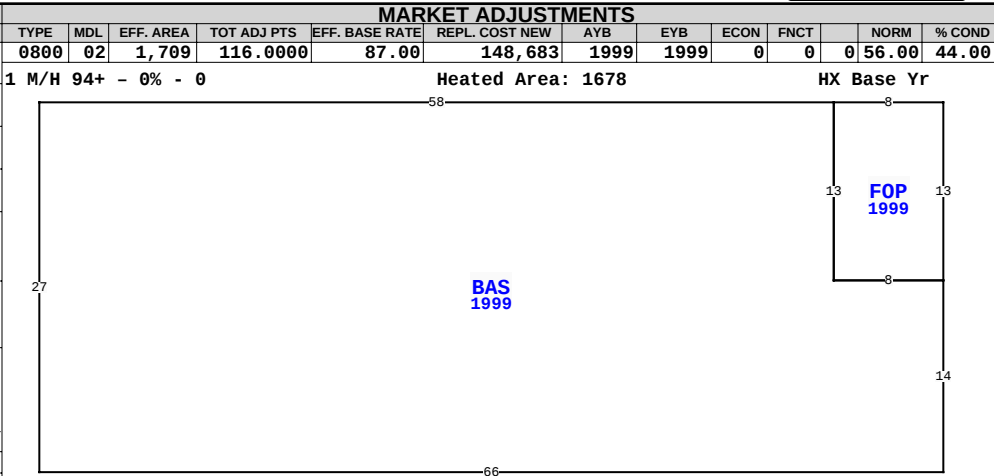
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,678            | 100         | 1,678        | 64,234               |
| FOP       | 104              | 30          | 31           | 1,187                |

|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 1,782 |  | 1,709 | 65,421 |
|--------|-------|--|-------|--------|

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0       | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |
| 2              | 0812       | CONCRETE C  | 0       | 0 | 0 | 2,009.00 | SF | 4.00     | 4.00           |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000102   | C   | SFR/MH               | 0   | 0004 | OR       | 0.00  | 0.00  | 1.01        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 09/16/2019 | BY | TWA |
|-------------|------------|----|-----|



|                                |          |           |            |     |
|--------------------------------|----------|-----------|------------|-----|
| 451449 OLD DIXIE HWY, CALLAHAN | BLD DATE | LGL DATE  | 06/13/2023 | MLU |
|                                | XF DATE  | LAND DATE |            |     |
|                                | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |            |             |         |   |   |          |    |          |                |
|-------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1           | 0500       | FP-PRE FAB  | 0       | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |
| 2           | 0812       | CONCRETE C  | 0       | 0 | 0 | 2,009.00 | SF | 4.00     | 4.00           |

| TOTAL OB/XF |            |             |         |   |   |          |    |          |                |
|-------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1           | 0500       | FP-PRE FAB  | 0       | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |
| 2           | 0812       | CONCRETE C  | 0       | 0 | 0 | 2,009.00 | SF | 4.00     | 4.00           |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 1.01 | Total Land Value: 30,300 | Market: 0 | Agricultural: 0 | Common: 30,300 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |              |           |         |
|---------------------------|--------------|-----------|---------|
| PAGE 1 of 1               |              |           | 6       |
| VALUATION SUMMARY         |              | STANDARD  |         |
| VALUATION BY              | Tax Group: 6 | Tax Dist: |         |
| BUILDING MARKET VALUE     |              |           | 65,421  |
| TOTAL MARKET OB/XF VALUE  |              |           | 9,093   |
| TOTAL LAND VALUE - MARKET |              |           | 30,300  |
| TOTAL MARKET VALUE        |              |           | 104,814 |
| SOH/AGL Deduction         |              |           | 9,437   |
| ASSESSED VALUE            |              |           | 95,377  |
| TOTAL EXEMPTION VALUE     |              |           | 0       |
| BASE TAXABLE VALUE        |              |           | 95,377  |
| TOTAL JUST VALUE          |              |           | 104,814 |
| NCON VALUE                |              |           | 0       |
| INCOME VALUE              |              |           |         |
| PREVIOUS YEAR MKT VALUE   |              |           | 103,423 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| MH992763   | MH MOVE-ON  | 0   | 01/07/1999 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1662/1038                      | 2/05/2010 | WD U      | I   | I   | 12     |
| GRANTOR: THE SECRETARY OF HOUS |           |           |     |     | 40,300 |
| GRANTEE: PURVIS WILLIAM B &    |           |           |     |     |        |
| 1609/0480                      | 2/04/2009 | WD U      | I   | I   | 12     |
| GRANTOR: MIDFIRST BANK         |           |           |     |     |        |
| GRANTEE: THE SECRETARY OF HO   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                   |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1999] W8 BAS=[YR=1999] W58 S27 E66 N14 W8 N13\$ S13 E8 N13\$. |  |  |  |  |  |  |  |  |  |