BLOCK 11 PT OF 5 & 8
IN OR 2145/1889 & OR 2145/1892
R672106

HARPER ROSE COTTAGE LLC
PO BOX 1241
CALLAHAN, FL 32011

2024

29-2N-25-3120-0059-0000

BUILDING CHARACTERISTICS

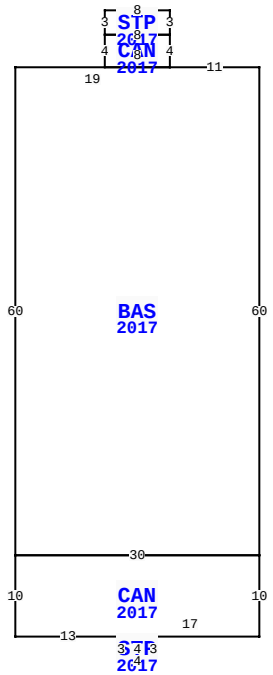
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	227,120
CAN	32	30	10	1,262
CAN	300	30	90	11,356
STP	12	10	1	126
STP	24	10	2	252
TOTALS	2,168		1,903	240,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,903	91.7700	130.08	247,542	2017	2017	0	0	0	3.00	97.00

2 OFFICE 1&2 – 0% - 0 Heated Area: 1800 HX Base Yr



449595 US HWY 301, CALLAHAN

BLD DATE	02/17/2022 KK	LGL DATE	
XF DATE	02/17/2022 KK	LAND DATE	02/17/2022 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	240,116
TOTAL MARKET OB/XF VALUE	5,162
TOTAL LAND VALUE - MARKET	35,020
TOTAL MARKET VALUE	280,298
SOH/AGL Deduction	83,252
ASSESSED VALUE	197,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,046
TOTAL JUST VALUE	280,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
S4005	SIGN	0	01/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/1892	5/01/2017	QC	U	V	11	100
GRANTOR: PURVIS WILLIAM B & SY						
GRANTEE: HARPER ROSE COTTAGE						
2145/1889	5/01/2017	QC	U	V	11	100
GRANTOR: PURVIS WILLIAM B & SY						
GRANTEE: HARPER ROSE COTTAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 CAN=[YR=2017] N4 STP=[YR=2017] N3 W8 S3 E8$ W8 S4 E8 $ W19 S60 CAN=[YR=2017] S10 E13 STP=[YR=2017] S3 E4 N3 W4$ E17 N10 W30$ E30 N60$.

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	0811	CONCRETE B	0	0	0	0	762.00	SF	5.20	5.20	100	2017	2017	3	97	3,844	
2	1242	WD DECK A	0	0	0	0	169.00	SF	10.00	10.00	100	2017	2017	3	78	1,318	

LAND DESCRIPTION

TOTAL OB/XF 5,162

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	001700	C	1STORY OFF	0		CG -	C 0.00	0.00	10,300.00	SF		1.00	1.00	0.85	4.00	3.40	35,020							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 35,020 Market: 0 Agricultural: 0 Common: 35,020 PRINTED 08/06/2024 BY SYS