PT OF SE1/4
IN OR 715 PG 186
PARCELS 1-4 & 1-5

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

2025

02-2N-24-0000-0001-0040

BUILDING CHARACTERISTICS

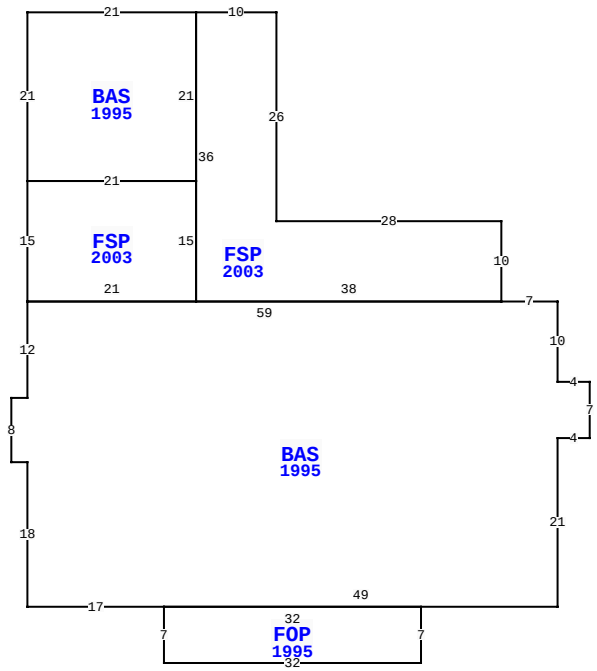
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100	1995	441	44,423
BAS	2,552	100	1995	2,552	257,066
FOP	224	30	1995	67	6,749
FSP	315	40	2003	126	12,692
FSP	640	40	2003	256	25,787
TOTALS	4,172			3,442	346,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,442	97.5200	128.73	443,089	1995	1995	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 1996 Heated Area: 2993 HX Base Yr 1996



36311 GAGE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		346,717
TOTAL MARKET OB/XF VALUE		22,252
TOTAL LAND VALUE - MARKET		228,520
TOTAL MARKET VALUE		417,990
SOH/AGL Deduction		221,276
ASSESSED VALUE		196,714
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,992
TOTAL JUST VALUE		597,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0311875	XFOB	9,000	10/01/2003
E0311532	SWIM POOL	17,000	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0715/0186	9/30/1994	WD	Q	I	06	100

GRANTOR: PURVIS STANLEY & DEBO
GRANTEE: PURVIS JAMES & LIND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W4 N10 W7 FSP=[YR=2003] N10 W28 N26 W10
BAS=[YR=1995] W21 S21 FSP=[YR=2003] S15 E21 N15 W21 $E21
N21 $ S36 E38 $ W59 S12 W2S8 E2 S18 E17 FOP=[YR=1995] S7 E32
N7 W32 $ E49 N21 E4 N7 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0910	SCRN RM L	0	100	0	0	728.00	SF	15.00	15.00	100	2003	2003	3	20	2,184	
3	0861	POOL GUNIT	0	100	0	0	322.00	SF	85.00	85.00	100	2003	2003	3	29	7,937	
4	0845	KOOL DECK	0	100	0	0	487.00	SF	7.25	7.25	100	2003	2003	3	82	2,895	
5	0812	CONCRETE C	0	100	0	0	2,135.00	SF	4.00	4.00	100	2000	2000	3	77	6,576	

LAND DESCRIPTION

TOTAL OB/XF 22,252

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	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.84	AC		1.00	1.00	1.00	370.00	370.00	3,641							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.84	AC		1.00	1.00	1.00	15,500.00	15,500.00	183,520							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 12.84 Total Land Value: 49,021 Market: 183,520 Agricultural: 4,021 Common: 45,000 PRINTED 07/30/2025 BY SYS