IN OR 1088/823 & OR 1772/1538
PARCELS 1-9 & 3-12
R673617 & R673618

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

2025

02-2N-24-0000-0001-0090

BUILDING CHARACTERISTICS

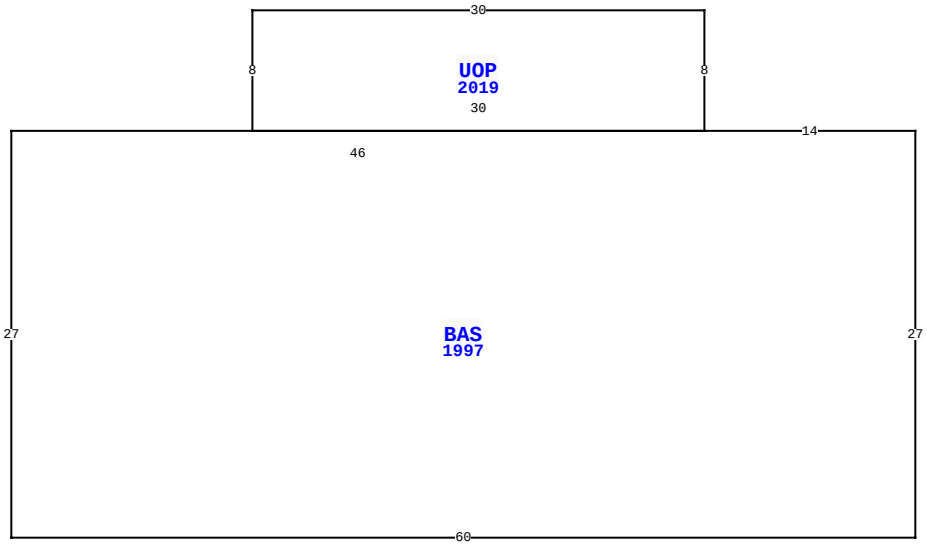
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,620	100	1997	1,620	89,572
UOP	240	25	2019	60	3,317
TOTALS	1,860			1,680	92,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	135.5200	115.19	193,519	1997	2002	0	0	0	52.00	48.00

2 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



36047 DYAL 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	92,889
TOTAL MARKET OB/XF VALUE	3,290
TOTAL LAND VALUE - MARKET	393,500
TOTAL MARKET VALUE	154,869
SOH/AGL Deduction	42,193
ASSESSED VALUE	112,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,676
TOTAL JUST VALUE	489,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1772/1538	12/30/2011	WD	U	I	16	100,000
GRANTOR: BARNES JACQUELINE						
GRANTEE: PURVIS WILLIAM B &						
1088/0823	10/18/2002	WD	Q	I		200,000
GRANTOR: SILCOX PHILIP						
GRANTEE: PURVIS WILLIAM ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 UOP=[YR=2019] N8 W30 S8 E30$ W46 S27 E60 N27$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2019	2019	3	82	525	

LAND DESCRIPTION

TOTAL OB/XF 3,290

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	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	390.00	390.00	6,240							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	370.00	370.00	5,550							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	41.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	348,500							

REVIEW DATE 05/29/2020 BY TWA Total Acres: 42.00 Total Land Value: 58,690 Market: 348,500 Agricultural: 13,690 Common: 45,000 PRINTED 07/30/2025 BY SYS