SW1/4 OF SE1/4 (3-1)
IN OR 298/547 & OR 395/264
R334153, R433737 & R433736

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

2025

02-2N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

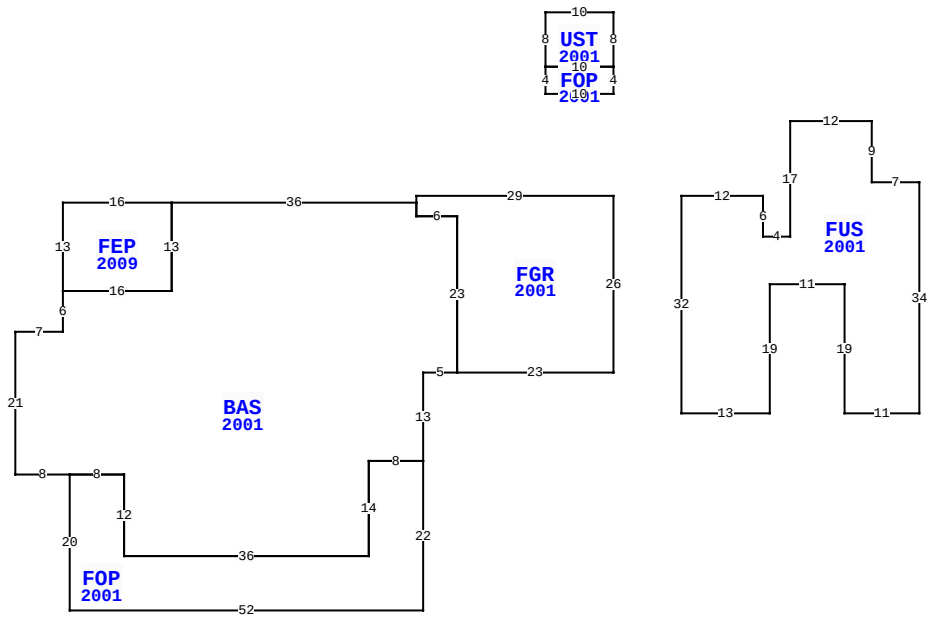
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,588	100	2001	2,588	302,840
FEP	208	80	2009	166	19,425
FGR	616	55	2001	339	39,669
FOP	40	30	2001	12	1,404
FOP	624	30	2001	187	21,882
FUS	1,033	100	2001	1,033	120,879
UST	80	45	2001	36	4,212
TOTALS	5,189			4,361	510,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,361	87.5952	138.40	603,562	2001	2001	0	0	0	15.45	84.55

1 SFR CUST – 100% - 0 Heated Area: 3621 HX Base Yr



36002 DUSDEE WILLOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		566,054
TOTAL MARKET OB/XF VALUE		70,291
TOTAL LAND VALUE - MARKET		356,450
TOTAL MARKET VALUE		718,814
SOH/AGL Deduction		319,477
ASSESSED VALUE		399,337
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		348,615
TOTAL JUST VALUE		992,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		927,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008099	REPAIR/RRF	24,490	05/24/2022
B0311255	SWIM POOL	23,000	01/06/2003
B018265	NEW CONSTR	0	05/01/2001
B007217	NEW CONSTR	190,000	06/01/2000
B996084	XFOB	20,000	01/05/1999
8158	XFOB	162,000	06/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0298/0547	8/01/1979	WD	Q	V		33,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W29 S1 BAS=[YR=2001] W36 FEP=[YR=2009] W16 S13 E16 N13 $ S13 W16 S6 W7 S21 E8 FOP=[YR=2001] S20 E52 N22 W8 S14 W36 N12 W8 $ E8 S12 E36 N14 E8 N13 E5 N23 W6 N2 $ S2 E6 S23 E23 N26 $ PTR= E10 FUS=[YR=2001] E12 S6 E4 N17 E12 S9 E7 S34 W11 N19 W11 S19 W13 N32 $ W10 $ PTR= N15 FOP=[YR=2001] N4 UST=[YR=2001] N8 W10 S8 E10 $ W10 S4 E10 $ S15 $.

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	0680	POLE SHED	0	0	66	40	1,000.00	SF	10.00	10.00	100	1990	1990	3	20	2,000	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1992	1992	3	20	1,632	
4	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1992	1992	3	20	1,632	
5	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1993	1993	3	20	1,632	
7	0202	BARN WD 30	0	0	100	40	4,000.00	SF	15.00	15.00	100	1999	1999	3	26	15,600	
8	0811	CONCRETE B	0	0	0	0	588.00	SF	5.20	5.20	100	1999	1999	3	75	2,293	
9	0351	CARPORT MT	0	0	47	44	2,068.00	SF	10.00	10.00	100	2000	2000	3	20	4,136	
10	0811	CONCRETE B	0	0	0	0	1,000.00	SF	5.20	5.20	100	1992	1992	3	62	3,224	
11	0812	CONCRETE C	0	100	0	0	3,624.00	SF	4.00	4.00	100	2001	2001	3	79	11,452	

TOTAL OB/XF 45,911

LAND DESCRIPTION

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	33.70	AC		1.00	1.00	1.00	370.00	370.00	12,469							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.70	AC		1.00	1.00	1.00	8,500.00	8,500.00	286,450							

REVIEW DATE 05/06/2025 BY WWA Total Acres: 35.70 Total Land Value: 82,469 Market: 286,450 Agricultural: 12,469 Common: 70,000 PRINTED 07/30/2025 BY SYS

SW1/4 OF SE1/4 (3-1)
IN OR 298/547 & OR 395/264
R334153, R433737 & R433736

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

2025

02-2N-24-0000-0003-0010

BUILDING CHARACTERISTICS

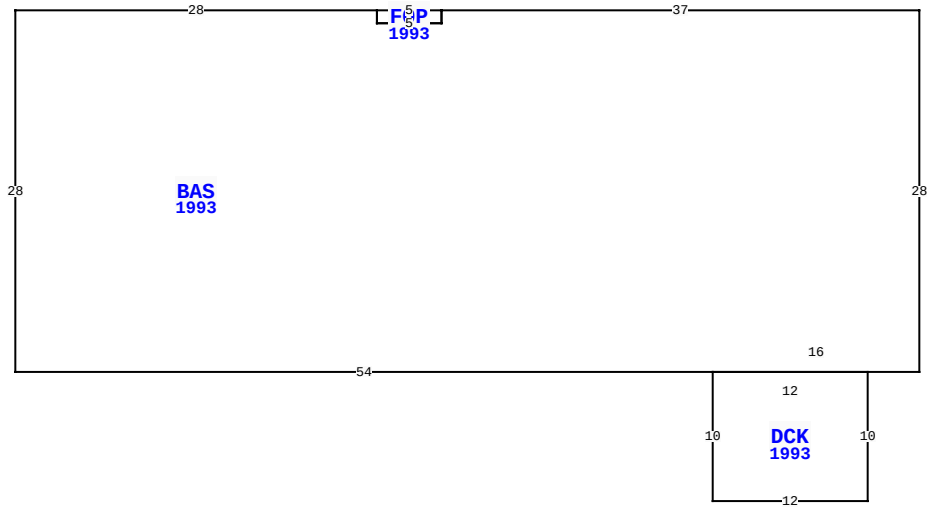
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	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	1,955	100	1993	1,955	55,178
DCK	120	15	1993	18	508
FOP	5	30	1993	2	56
TOTALS	2,080			1,975	55,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,975	117.6000	94.08	185,808	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1955 HX Base Yr



36002 DUSDEE WILLOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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TOTAL MARKET VALUE		718,814
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ASSESSED VALUE		399,337
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		348,615
TOTAL JUST VALUE		992,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		927,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8909	MH MOVE-ON	14,000	05/27/1992
8344	MH MOVE-ON	15,000	10/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0298/0547	8/01/1979	WD	Q	V		33,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W37 S1 W5 N1 W28 S28 E54 E16 N28 $
DCK=[YR=1993;ORIG=-16,28] S10 E12 N10 W12 $
FOP=[YR=1993;ORIG=-37,0] W5 S1 E5 N1 $
.

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
12	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
13	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100	2001	2001	3	28	2,240	
14	0812	CONCRETE C	0	100	0	0	1,001.00	SF	4.00	4.00	100	2003	2003	3	82	3,283	
15	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2003	2003	3	29	8,973	
16	0845	KOOL DECK	0	100	0	0	726.00	SF	7.25	7.25	100	2003	2003	3	82	4,316	
17	0910	SCRN RM L	0	100	36	36	1,296.00	SF	15.00	15.00	100	2003	2003	3	20	3,888	

LAND DESCRIPTION

TOTAL OB/XF 24,380

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

REVIEW DATE 05/06/2025 BY WWA Total Acres: 35.70 Total Land Value: 82,469 Market: 286,450 Agricultural: 12,469 Common: 70,000 PRINTED 07/30/2025 BY SYS