PT OF SE1/4 OF SW1/4
IN OR 1053/1713
R816028 & R816029

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

2025

02-2N-24-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

36028 DYAL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	57,000
SOH/AGL Deduction	17,683
ASSESSED VALUE	39,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,317
TOTAL JUST VALUE	57,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004011	DEMO 1988 MOBILE	1,800	04/09/2024
2640	H/AC	1,244	07/07/1988
7358	MH MOVE-ON	31,000	07/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1053/1713	5/03/2002	WD	Q	I	05	22,000
GRANTOR: SOUTHTRUST BANK						
GRANTEE: PURVIS WILLIAM B &						
1036/0050	2/07/2002	CT	U	I	07	100
GRANTOR: CLERK OF COURT						
GRANTEE: SOUTHTRUST BANK						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1988		100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1988		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000100	C	RES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/18/2024 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS