LOT 4
DUSDEE WILLOWS PB 5/329

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

2025

02-2N-24-0385-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

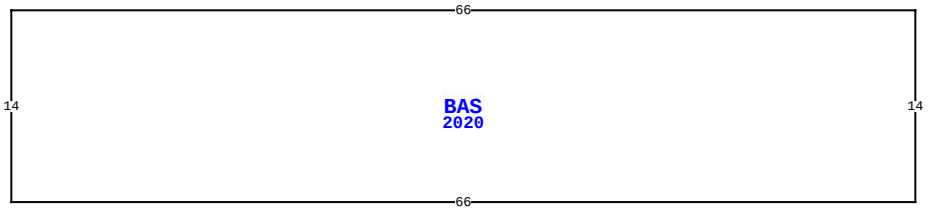
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2020	924	23,950
TOTALS	924			924	23,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	924	108.0000	86.40	79,834	1991	1996	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



452020 OLD DIXIE HWY, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,950
TOTAL MARKET OB/XF VALUE	1,576
TOTAL LAND VALUE - MARKET	64,800
TOTAL MARKET VALUE	90,326
SOH/AGL Deduction	21,831
ASSESSED VALUE	68,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,495
TOTAL JUST VALUE	90,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S14 E66 N14$.

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	0751	UOP	0	0	38	10	380.00	SF	10.00	10.00	100	1995	1995	3	20	760	
2	0752	USP	0	0	34	8	272.00	SF	15.00	15.00	100	1990	1990	3	20	816	

LAND DESCRIPTION

TOTAL OB/XF 1,576

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	0004	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,800							

REVIEW DATE 05/21/2021 BY TWA Total Acres: 1.44 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 07/30/2025 BY SYS