

PURVIS TRAVIS T & APRIL R
PO BOX 1012
CALLAHAN, FL 32011

06-1N-23-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCI		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		20	FACE BRICK 100							0500	01	2,753	95.0400	150.16	413,390	2024	2024		0	0	0.00	100.00	VALUATION BY		STANDARD								
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 100% - 2025														Heated Area: 2421 HX Base Yr 2025									
Roof Cover		03	COMP SHNGL 100							The diagram illustrates three distinct rectangular footprints labeled FCP, FOP, and BAS. The overall dimensions are 32 units wide by 33 units deep. FCP (Footprint Coverage) is a rectangle measuring 24x24. FOP (Footprint Occupancy) is a larger rectangle measuring approximately 31x24. BAS (Building Assessed Surface) covers the entire area, measuring 32x33.																							
Interior Wall		05	DRYWALL 100																														
Interior Floo		13	LVT/LAMNT 100																														
Air Condition		03	CENTRAL 100																														
Heating Type		04	AIR DUCTED 100																														
Bedrooms			4 100																														
Bathrooms			2.5 100																														
Frame		02	WOOD FRAME 100																														
Stories		1.	1. 100																														
Units			0 100																														
Quality		01	Quality Level 01																														
DOR CODE		5400	TIMBERLAND 90+																														
MAP NUM							MKT AREA			09																							
NEIGHBORHOOD/LOC		9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,421	100	2025	2,421	363,537																												
FCP	576	25	2025	144	21,623																												
FOP	186	30	2025	56	8,409																												
FOP	440	30	2025	132	19,821																												
TOTALS		3,623			2,753	413,390																											
EXTRA FEATURES						17078 CR 121, BRYCEVILLE																											
L N	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	0810	CONCRETE A	0 100	0	0	565.00	SF	6.50	6.50	100	2020	2024	3	100	3,673																		
2	0810	CONCRETE A	0 100	70	10	700.00	SF	6.50	6.50	100	2020	2020	3	98	4,459																		
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500																		
LAND DESCRIPTION TOTAL OB/XF 11,632																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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					3.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,000																
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	11.50	AC		1.00	1.00	1.00	685.00	685.00	7,878																
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.50	AC		1.00	1.00	1.00	15,500.00	15,500.00	193,750																
REVIEW DATE 12/30/2024 BY WW Total Acres: 15.00 Total Land Value: 112,878 Market: 193,750 Agricultural: 7,878 Common: 105,000 PRINTED 07/30/2025 BY SYS																																	

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