PT OF LOT 27 (S-1) RP 2300
IN OR 1276/1729 (EX S-5)
TOWN OF CRAWFORD

PURVIS SUSAN F BROWN
54426 WILBUR JONES ROAD
CALLAHAN, FL 32011

2025

11-1N-24-2180-0027-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

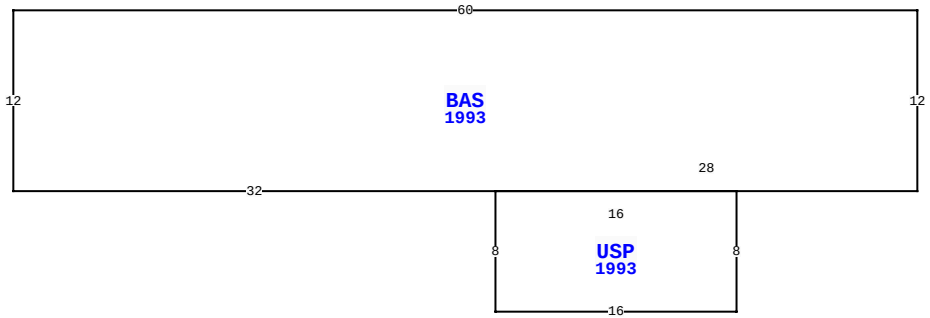
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	14,861
USP	128	50	1993	64	1,321
TOTALS	848			784	16,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	86.0000	68.80	53,939	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



34121 CYPRESS LN, 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	32,391
TOTAL MARKET OB/XF VALUE	839
TOTAL LAND VALUE - MARKET	58,500
TOTAL MARKET VALUE	91,730
SOH/AGL Deduction	34,428
ASSESSED VALUE	57,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,302
TOTAL JUST VALUE	91,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1276/1729	11/29/2004	WD	U	I	23	38,000
GRANTOR: DETTY CHARLES H						
GRANTEE: BROWN WALTER L & SU						
0235/0380	3/01/1977	WD	U	V		7,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E32 USP=[YR=1993] S8 E16 N8 W16$ E28 N12$.

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	0940	SHEDS/PORT	0	0	9	12	108.00	SF	20.10	20.10	100	1985	1985	3	20	434	
2	0940	SHEDS/PORT	0	0	12	7	84.00	SF	20.10	20.10	100	2006	2006	3	24	405	

LAND DESCRIPTION

TOTAL OB/XF 839

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	0007	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,500							

REVIEW DATE 01/29/2019 BY TWA Total Acres: 1.30 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/30/2025 BY SYS

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Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

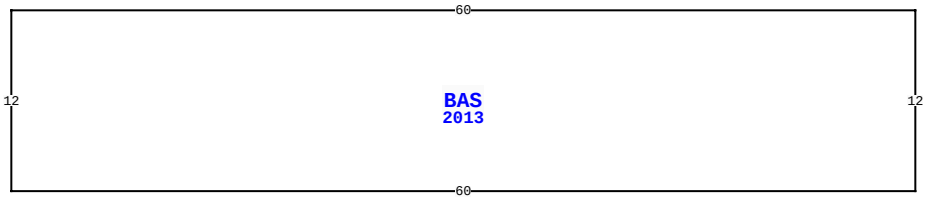
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2013	720	16,209
TOTALS	720			720	16,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	93.8000	75.04	54,029	1980	1980	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



34121 CYPRESS LN, CALLAHAN

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: DETTY CHARLES H						
GRANTEE: BROWN WALTER L & SU						
0235/0380	3/01/1977	WD	U	V		7,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W60 S12 E60 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2019 BY TWA Total Acres: 1.30 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/30/2025 BY SYS