N1/2 EAST OF ROAD
(EX OR 93 PG 25)
PT OR 719/1794 &

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

2025

11-2N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/15/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,308
TOTAL LAND VALUE - MARKET	445,500
TOTAL MARKET VALUE	44,103
SOH/AGL Deduction	0
ASSESSED VALUE	44,103
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,103
TOTAL JUST VALUE	454,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E029596	NEW CONSTR	3,000	05/01/2002
B029355	NEW CONSTR	0	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1772/1543	12/30/2011	WD	U	I	16	133,700
GRANTOR: BARNES JACKIE						
GRANTEE: PURVIS WILLIAM B &						
0719/1794	12/12/1994	WD	U	V	09	267,300
GRANTOR: CALLAHAN TIMBER COMPA						
GRANTEE: BARNES & PURVIS						

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
1	0370	CHICKEN HS	0	0	0	0	21,216.00	SF	0.40	0.40	100	2002	2002	3	29	2,461	
2	0370	CHICKEN HS	0	0	0	0	21,216.00	SF	0.40	0.40	100	2002	2002	3	29	2,461	
3	0351	CARPORT MT	0	0	15	15	225.00	SF	10.00	10.00	100	2002	2002	3	20	450	
4	0812	CONCRETE C	0	0	0	0	1,230.00	SF	4.00	4.00	100	2002	2002	3	80	3,936	

LAND DESCRIPTION

TOTAL OB/XF 9,308

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	45.16	AC		1.00	1.00	1.00	370.00	370.00	16,709							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	15.79	AC		1.00	1.00	1.00	525.00	525.00	8,290							
3	005501	A	TIMBER 2 P S	0		OR			13.65	AC		1.00	1.00	1.00	515.00	515.00	7,030							
4	005010	A	SERVICE ACRE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	500.00	500.00	2,500							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	190.00	190.00	266							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	81.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	445,500							

REVIEW DATE 06/08/2021 BY TWA Total Acres: 81.00 Total Land Value: 34,795 Market: 445,500 Agricultural: 34,795 Common: 0 PRINTED 07/30/2025 BY SYS