PT OF LOT 21
IN OR 894/1816
EX S-1

PURVIS JOSEPH CLARK & LISA M
271 PURVIS LANE
HILLIARD, FL 32046

2025

17-3N-24-2020-0021-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

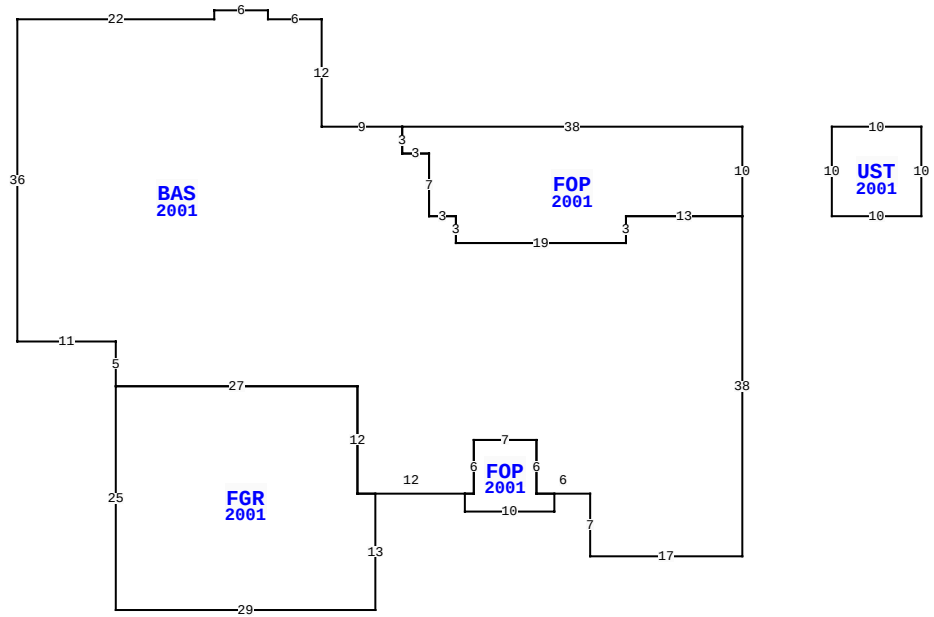
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,885	100	2001	2,885	358,864
FGR	701	55	2001	386	48,015
FOP	62	30	2001	19	2,363
FOP	416	30	2001	125	15,549
UST	100	45	2001	45	5,597
TOTALS	4,164			3,460	430,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,460	95.1372	150.32	520,107	2001	2001	0	0	0	17.25	82.75

1 SFR CUST – 100% - 2002 Heated Area: 2885 HX Base Yr 2002



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	

271 PURVIS LN, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		547,154
TOTAL MARKET OB/XF VALUE		19,846
TOTAL LAND VALUE - MARKET		106,275
TOTAL MARKET VALUE		673,275
SOH/AGL Deduction		346,251
ASSESSED VALUE		327,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,302
TOTAL JUST VALUE		673,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-0894	H/AC	0	03/26/2001
01-0890	NEW CONSTR	0	03/26/2001
0777	NEW CONSTR	0	09/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0894/1816	8/11/1999	WD	Q	V		14,000
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: PURVIS JOSEPH & LIS						
0849/1740	9/23/1998	WD	Q	V		5,000
GRANTOR: SIMS JAY						
GRANTEE: FRANKLIN BOBBY Y						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W38 BAS=[YR=2001] W9 N12 W6 N1 W6 S1 W22 S36 E11 S5 FGR=[YR=2001] S25 E29 N13 W2 N12 W27 $ E27 S12 E12 FOP=[YR=2001] S2 E10 N2 W2 N6 W7 S6 W1 $ E1 N6 E7 S6 E6 S7 E17 N38 W13 S3 W19 N3 W3 N7 W3 N3 $ S3 E3 S7 E3 S3 E19 N3 E13 N10 $ PTR= E10 UST=[YR=2001] E10 S10 W10 N10 $ W10 $.

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	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	2001	2001	3	79	2,884	
2	0861	POOL GUNIT	0	100	32	17	544.00	SF	85.00	85.00	100	2001	2001	3	25	11,560	
3	0845	KOOL DECK	0	100	0	0	440.00	SF	7.25	7.25	100	2001	2001	3	79	2,520	
4	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2003	2003	3	82	2,882	

LAND DESCRIPTION

TOTAL OB/XF 19,846

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	100	0004	A-1	0.00	0.00	5.45	AC		1.00	1.00	1.00	19,500.00	19,500.00	106,275							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 5.45 Total Land Value: 106,275 Market: 0 Agricultural: 0 Common: 106,275 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

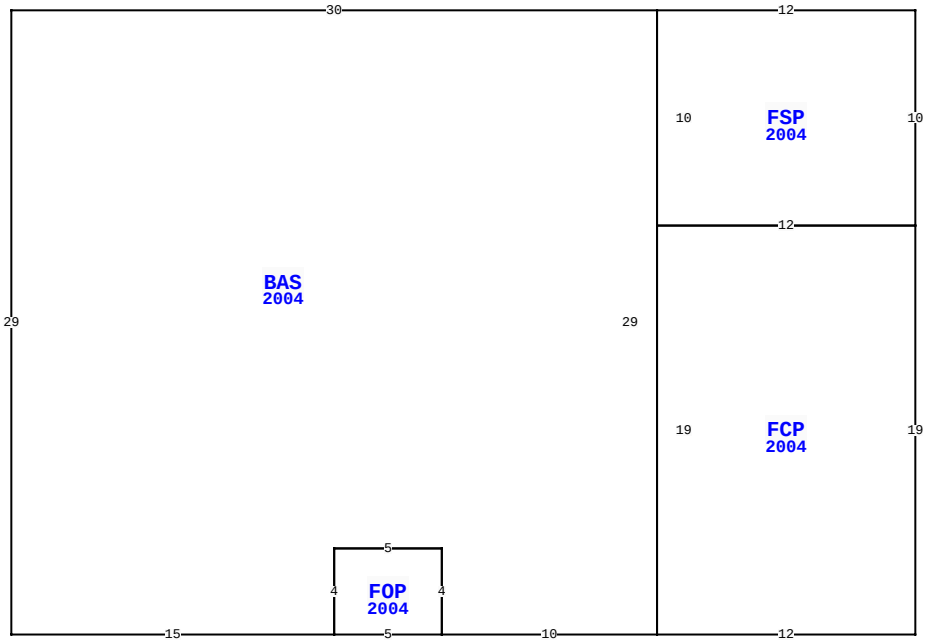
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100	2004	850	103,278
FCP	228	25	2004	57	6,926
FOP	20	30	2004	6	729
FSP	120	40	2004	48	5,832
TOTALS	1,218			961	116,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	961	135.3780	135.38	130,100	2003	2003	0	0	0	10.25	89.75

2 SINGLE FAM – 100% - 2002 Heated Area: 850 HX Base Yr 2002



271 PURVIS LN, HILLIARD

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XF DATE		LAND DATE	05/12/2025 MLU
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GRANTOR: SIMS JAY						
GRANTEE: FRANKLIN BOBBY Y						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W12 BAS=[YR=2004] W30 S29 E15 FOP=[YR=2004] E5 N4 W5 S4$ N4 E5 S4 E10 FCP=[YR=2004] E12 N19 W12 S19 $ N29$ S10 E12 N10$.

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

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