BLOCK 11 PT OF 5 & 8
IN OR 2145/1889 & OR 2145/1892
R672106

HARPER ROSE COTTAGE LLC
PO BOX 1241
CALLAHAN, FL 32011

2025

29-2N-25-3120-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

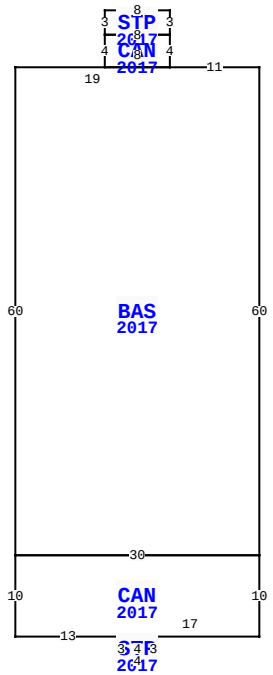
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2017	1,800	222,808
CAN	32	30	2017	10	1,237
CAN	300	30	2017	90	11,141
STP	12	10	2017	1	124
STP	24	10	2017	2	248
TOTALS	2,168			1,903	235,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,903	91.7700	128.94	245,373	2017	2017	0	0	0	4.00	96.00

2 OFFICE – 0% - 0 Heated Area: 1800 HX Base Yr



449595 US HWY 301, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE		
XF DATE	02/17/2022	KK	LAND DATE	05/09/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	235,558
TOTAL MARKET OB/XF VALUE	5,055
TOTAL LAND VALUE - MARKET	108,855
TOTAL MARKET VALUE	349,468
SOH/AGL Deduction	132,717
ASSESSED VALUE	216,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,751
TOTAL JUST VALUE	349,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
S4005	SIGN	0	01/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/1892	5/01/2017	QC	U	V	11	100
GRANTOR: PURVIS WILLIAM B & SY						
GRANTEE: HARPER ROSE COTTAGE						
2145/1889	5/01/2017	QC	U	V	11	100
GRANTOR: PURVIS WILLIAM B & SY						
GRANTEE: HARPER ROSE COTTAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 CAN=[YR=2017] N4 STP=[YR=2017] N3 W8 S3 E8$ W8 S4 E8 $ W19 S60 CAN=[YR=2017] S10 E13 STP=[YR=2017] S3 E4 N3 W4$ E17 N10 W30$ E30 N60$.

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	0	0	0	762.00	SF	5.20	5.20	100	2017	2017	3	96	3,804	
2	1242	WD DECK A	0	0	0	0	169.00	SF	10.00	10.00	100	2017	2017	3	74	1,251	

LAND DESCRIPTION

TOTAL OB/XF 5,055

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	001700	C	1STORY OFF	0		CG -	C 0.00	0.00	18,295.00	SF		1.00	1.00	0.85	7.00	5.95	108,855							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.42 Total Land Value: 108,855 Market: 0 Agricultural: 0 Common: 108,855 PRINTED 07/30/2025 BY SYS