

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

34-2N-25-0000-0009-0030

BUILDING CHARACTERISTICS

ELEMENTCD

VINYL 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 80
SHT VINYL 20
CENTRAL 100
AIR DUCTED 100

3 100
2 100
WOOD FRAME 100

1. 1. 100
0 100

Quality 03 Quality Level 03
DOR CODE 0200 MOBILE HOME
MAP NUM MKT AREA 08
NEIGHBORHOOD/LOC 8026.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,701 100 2000 1,701 91,505
FOP 188 30 2000 56 3,013
FOP 200 30 2017 60 3,228
UOP 240 25 2000 60 3,228
TOTALS 2,329 1,877 100,973

MKT ADJUSTMENTS

TYPETOT MDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB EYBECON FNCT NORM % COND

0800021,877117.200099.62186,987200020050046.0054.00

Heated Area: 1701HX Base Yr

FOP 2000
UOP 2000
BAS 2000
FOP 2017

NASSAU COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 16

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE100,973
TOTAL MARKET OB/XF VALUE2,905
TOTAL LAND VALUE - MARKET45,000
TOTAL MARKET VALUE148,878
SOH/AGL Deduction34,725
ASSESSED VALUE114,153
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE114,153
TOTAL JUST VALUE148,878
NCON VALUE0
INCOME VALUEPREVIOUS YEAR MKT VALUE130,333

OWNER ALSO OWNS ADJCNT PRCL 0009-0010 + 0009-0040MISC ALUMN CRPT = NVDW/MH ID: FLHMLCB135923325(A/B) _ 2000 MERIT

SERIAL PERMIT NUMBERDESCRIPTIONAMTISSUEDMH0030MH MOVE-ON003/01/2000

SALES DATAOFF RECORD NumberDATETYPEINSTQ U I V I RSN CD SALE PRICE1754/14268/31/2011QC U I 11100GRANTOR: HEDRICK BRUCE WAYNEGRA NTEE: BROWN WALTER L & SU0917/12352/01/2000WD U I I 1320,000GRANTOR: JONES MELVIN CECILGRA NTEE: HEDRICK HAZEL L

BUILDING NOTESTOTAL OB/XF2,905

BUILDING DIMENSIONS BAS=[YR=2000] W23 FOP=[YR=2000] N17 W2 N3 W6 S3 W2 S5 UOP=[YR=2000] W20 S12 E20 N12 \$ S12 E10 \$ W40 S27 E16 FOP=[YR=2017] S10 E20 N10 W20\$ E47 N27 \$.

LAND DESCRIPTIONTOTAL OB/XF2,905

L N USE CODE CLSLAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT DTDPPTH FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES0OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS