

PURVIS SYDNEY & DEBORAH G
36206 GAGE ROAD
CALLAHAN, FL 32011

02-2N-24-0000-0001-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		6																	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		05		AVERAGE 100		0820		02		1,680		117.2000		99.62		167,362		1986		1986		0		0		0 70.00		30.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		2		M/H 93-		0%		0				Heated Area: 1680												HX Base Yr 2006		Tax Group: 6										Tax Dist:									
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE										505,873									
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE										2,140									
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET										213,010									
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE										545,185									
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										249,411									
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										295,774									
Bedrooms				3 100																										TOTAL EXEMPTION VALUE										51,411									
Bathrooms				2 100																										BASE TAXABLE VALUE										244,363									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										721,023									
Stories				1. 1. 100																										NCON VALUE										0									
Units				0 100																										INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										773,168									
Quality		03		Quality Level 03																																													
DOR CODE		5000		IMPROVED AG																																													
MAP NUM				MKT AREA																																				08									
NEIGHBORHOOD/LOC		8001.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		1,680		100		1993		1,680		50,209																																							
TOTALS		1,680						1,680		50,209																																							
EXTRA FEATURES										36206 GAGE RD, CALLAHAN										BLD DATE												LGL DATE		05/08/2026										MLU					
																				XF DATE												LAND DATE		01/17/2025										KBA					
																				INC DATE												AG DATE																	
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																											
2	1242	WD	DECK A	0	0	20	10	200.00		SF	10.00		10.00		100	1998	1998	3	20	400																													
4	0504	FP-ELECTRI	0	100	0	0	1.00		UT	2,000.00		2,000.00		100	2005	2005	3	87	1,740																														

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