

SW1/4 OF SE1/4 (3-1)
IN OR 298/547 & OR 395/264
& OR 2848/1389

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

2026

02-2N-24-0000-0003-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 70			
Exterior Wall	30	VINYL 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4.5 100			
Frame		02 WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality		04	Quality Level 04		
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	2,588	100	2001	2,588	308,327
FEP	208	80	2009	166	19,777
FGR	616	55	2001	339	40,388
FOP	40	30	2001	12	1,430
FOP	624	30	2001	187	22,278
FUS	1,033	100	2001	1,033	123,069
UST	80	45	2001	36	4,289
TOTALS	5,189			4,361	519,558

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,361	102.1944	142.05	619,480	2001	2001	0	0	16.13	83.87
1 SNGL FAM 100% - 0											
Heated Area: 3621											
HX Base Yr											
36002 DUSDEE WILLOWS LN, CALLAHAN											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	05/08/2026
						INC DATE				AG DATE	01/17/2025
										MLU	KBA

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0680	POLE SHED	0	0	66	40	1,000.00	SF	10.00	10.00	100
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
3	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100
4	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100
5	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100
6	0202	BARN WD 30	0	0	100	40	4,000.00	SF	15.00	15.00	100
8	0351	CARPORT MT	0	0	47	44	2,068.00	SF	10.00	10.00	100
11	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
12	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100
14	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC	
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC	
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	34.03	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	34.03	AC	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		578,784	
TOTAL MARKET OB/XF VALUE		78,384	
TOTAL LAND VALUE - MARKET		396,275	
TOTAL MARKET VALUE		691,757	
SOH/AGL Deduction		279,986	
ASSESSED VALUE		411,771	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		360,360	
TOTAL JUST VALUE		1,053,443	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		992,795	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008099	REPAIR/RRF	24,490	05/24/2022
B0311255	SWIM POOL	23,000	01/06/2003
B018265	NEW CONSTR	0	05/01/2001
B007217	NEW CONSTR	190,000	06/01/2000
B996084	XFOB	20,000	01/05/1999
8158	XFOB	162,000	06/06/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2848/1389	2/22/2026	QC	U	I	11	100			
GRANTOR: PURVIS JAMES & LINDA									
GRANTEE: PURVIS WILLIAM B &									
0298/0547	8/01/1979	WD	Q	V		33,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2001] W29 S1 BAS=[YR=2001] W36 FEP=[YR=2009] W16 S13 E16 N13 \$ S13 W16 S6 W7 S21 E8 FOP=[YR=2001] S20 E52 N22 W8 S14 W36 N12 W8 \$ E8 S12 E36 N14 E8 N13 E5 N23 W6 N2 \$ S2 E6 S23 E23 N26 \$ PTR= E10 FUS=[YR=2001] E12 S6 E4 N17 E12 S9 E7 S34 W11 N19 W11 S19 W13 N32 \$ W10 \$ PTR= N15 FOP=[YR=2001] N4 UST=[YR=2001] N8 W10 S8 E10 \$ W10 S4 E10 \$ S15 \$.											

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