PT SEC 6-1N-23E LYING S OF RR
& W OF 121 IN OR 2210/1612
UTIL ESMT OR 2301/981

PURVIS TRAVIS T & APRIL R
PO BOX 1012
CALLAHAN, FL 32011

2026

06-1N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

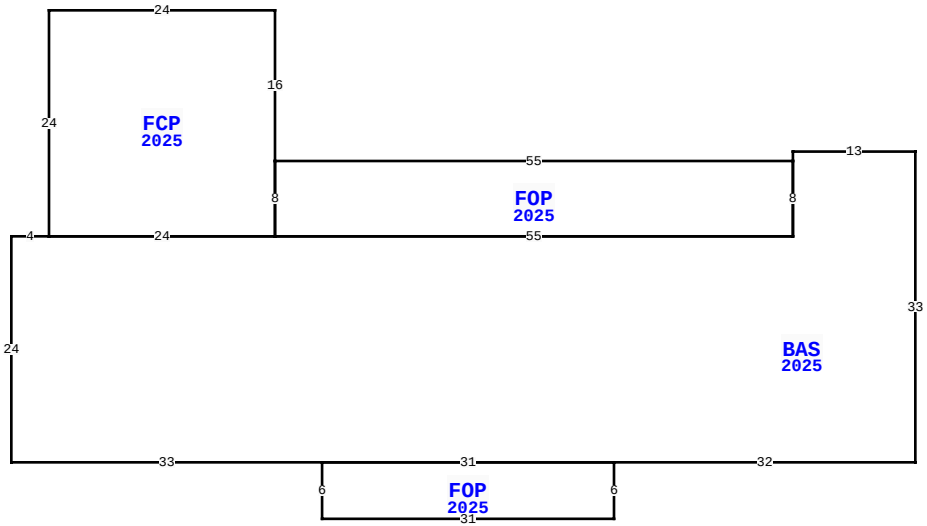
DOR CODE 5400 TIMBERLAND 90+
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,421	100	2025	2,421	370,327
FCP	576	25	2025	144	22,027
FOP	186	30	2025	56	8,566
FOP	440	30	2025	132	20,191
TOTALS	3,623			2,753	421,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,753	110.8800	154.12	424,292	2024	2024	0	0	0	0.75	99.25

1 SNGL FAM 100% - 2025 Heated Area: 2421 HX Base Yr 2025



17078 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		490,422
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		272,000
TOTAL MARKET VALUE		561,357
SOH/AGL Deduction		0
ASSESSED VALUE		561,357
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		509,946
TOTAL JUST VALUE		765,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		789,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007486	PRIVATE PROVIDER	441,065	06/25/2024
230013771	NEW SFR	441,065	10/26/2023
20003909	GARAGE	50	05/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1612	7/17/2018	WD	Q	V	01	130,500
GRANTOR: 320 NASSAU LLC						
GRANTEE: PURVIS TRAVIS T & A						
2204/1924	6/20/2018	TD	U	V	37	37,700
GRANTOR: SHEFFIELD WILLIAM F F						
GRANTEE: 320 NASSAU LLC						

BUILDING NOTES

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

BUILDING DIMENSIONS

FCP=[YR=2025;ORIG=58,1] W24 S24 E24 N8 N16 $
FOP=[YR=2025;ORIG=58,17] E55 S8 W55 N8 $
FOP=[YR=2025;ORIG=63,49] E31 S6 W31 N6 $
BAS=[YR=2025;ORIG=126,16] W13 S1 S8 W55 W24 W4 S24 E33 E31 E32 N33 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	005000	C	AGRICULTURAL	100		OR			3.50	AC		1.00	1.00	1.00	17,000.00	17,000.00	59,500							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	11.50	AC		1.00	1.00	1.00	690.00	690.00	7,935							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.50	AC		1.00	1.00	1.00	17,000.00	17,000.00	212,500							

REVIEW DATE 12/30/2024 BY WW Total Acres: 15.00 Total Land Value: 67,435 Market: 212,500 Agricultural: 7,935 Common: 59,500 PRINTED 07/09/2026 BY SYS

PT SEC 6-1N-23E LYING S OF RR
& W OF 121 IN OR 2210/1612
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2026

06-1N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

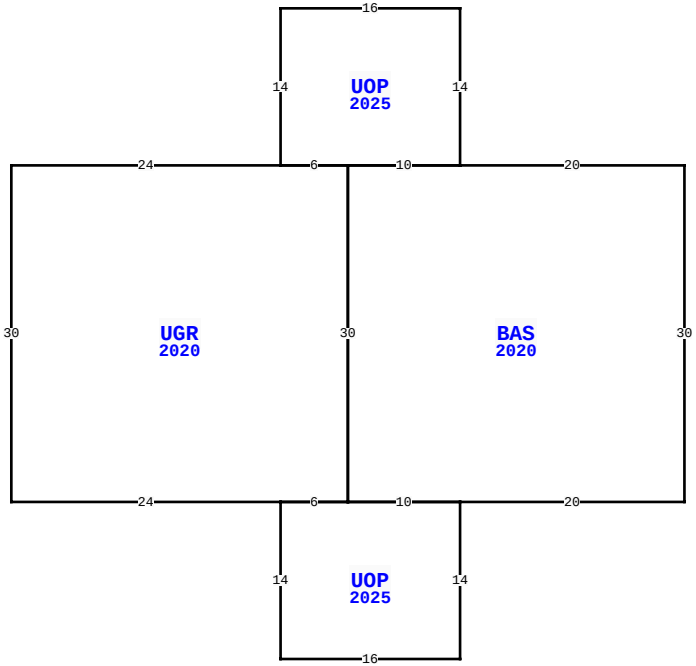
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 50
Interior Floo	08	SHT VINYL 50
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5400	TIMBERLAND 90+
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2020	900	44,717
UGR	900	45	2020	405	20,123
UOP	224	20	2025	45	2,236
UOP	224	20	2025	45	2,236
TOTALS	2,248			1,395	69,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,395	91.0000	50.96	71,089	2020	2020	0	0	0	2.50	97.50

2 ACCESORY U 100% - 2025 Heated Area: 900 HX Base Yr 2025



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TOTAL JUST VALUE		765,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		789,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: SHEFFIELD WILLIAM F F						
GRANTEE: 320 NASSAU LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W20 W10 S30 E10 E20 N30 $
UGR=[YR=2020;ORIG=-30,0] W6 W24 S30 E24 E6 N30 $
UOP=[YR=2025;ORIG=-36,0] N14 E16 S14 W10 W6 $
UOP=[YR=2025;ORIG=-36,30] E6 E10 S14 W16 N14 $
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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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