BLOCK 11 SE'LY 58FT OF
NE'LY 96FT LOTS 5 & 8
IN OR 2145/1889 & OR 2145/1892

HARPER ROSE COTTAGE LLC
PO BOX 1241
CALLAHAN, FL 32011

**2026**

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

## BUILDING CHARACTERISTICS

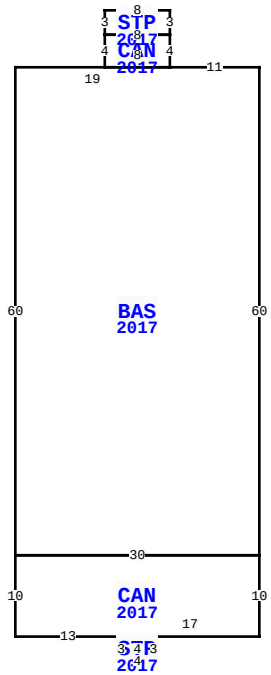
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 234,219 |
| CAN | 32 | 30 | 2017 | 10 | 1,302 |
| CAN | 300 | 30 | 2017 | 90 | 11,711 |
| STP | 12 | 10 | 2017 | 1 | 130 |
| STP | 24 | 10 | 2017 | 2 | 260 |
| TOTALS | 2,168 | | | 1,903 | 247,621 |

## 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 | 136.97 | 260,654 | 2017 | 2017 | 0 | 0 | 0 | 5.00 | 95.00 |

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 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 247,621 |
| TOTAL MARKET OB/XF VALUE | 4,947 |
| TOTAL LAND VALUE - MARKET | 59,607 |
| TOTAL MARKET VALUE | 312,175 |
| SOH/AGL Deduction | 73,749 |
| ASSESSED VALUE | 238,426 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 238,426 |
| TOTAL JUST VALUE | 312,175 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 349,468 |

| 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 | 95 | 3,764 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 169.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 70 | 1,183 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,947

| 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 | 10,018.00 | SF | | 1.00 | 1.00 | 0.85 | 7.00 | 5.95 | 59,607 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.23 Total Land Value: 59,607 Market: 0 Agricultural: 0 Common: 59,607 PRINTED 07/09/2026 BY SYS