BLOCK 11 NE'LY 38FT LOTS 5 & 8
& BLOCK 3 PT LOT 6
IN OR 2145/1889 & OR 2145/1892

HARPER ROSE COTTAGE LLC
PO BOX 1241
CALLAHAN, FL 32011

2026

29-2N-25-3120-0060-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 301, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	05/12/2026	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	100,880
TOTAL LAND VALUE - MARKET	186,325
TOTAL MARKET VALUE	287,205
SOH/AGL Deduction	185,455
ASSESSED VALUE	101,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,750
TOTAL JUST VALUE	287,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3770	EXT. OF PARK. LOT	230,920	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/1892	5/01/2017	QC	U	I	11	100
GRANTOR: PURVIS WILLIAM B & SY						
GRANTEE: HARPER ROSE COTTAGE						
2145/1889	5/01/2017	QC	U	I	11	100
GRANTOR: PURVIS WILLIAM B & SY						
GRANTEE: HARPER ROSE COTTAGE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0803	ASPHALT C	0	0	0	0	13,869.00	SF	2.00	2.00	100	2013	2013	3	68	18,862	
2	0400	CONC CURB	0	0	0	0	811.00	LF	15.00	15.00	100	2013	2013	3	94	11,435	
3	0810	CONCRETE A	0	0	0	0	304.00	SF	6.50	6.50	100	2013	2013	3	92	1,818	
4	0920	CWALL-WD/M	0	0	0	0	304.00	LF	390.00	390.00	100	2013	2013	3	50	59,280	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2013	2013	3	81	4,099	
6	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2013	2013	3	81	810	
7	0443	STK FNC 6'	0	0	0	0	157.00	LF	10.00	10.00	100	2013	2013	3	50	785	
8	0422	CL FNC 4'	0	0	0	0	312.00	LF	15.00	15.00	100	2013	2013	3	81	3,791	

LAND DESCRIPTION

TOTAL OB/XF 100,880

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	001001	C	V CM/XFOBT	0		CG -	C 0.00	0.00	25,700.00	SF		1.00	1.00	1.00	7.25	7.25	186,325							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.59 Total Land Value: 186,325 Market: 0 Agricultural: 0 Common: 186,325 PRINTED 07/09/2026 BY SYS