

LOT 13
IN OR 1325/903
ESMT OR 1559/543

GRESSMAN RONALD & KIMBERLY
43483 FREEDOM DR
CALLAHAN, FL 32011

2023

16-1N-25-2910-0013-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	12	HARDWOOD 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		0 0 100		
Units		0 0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,734	100	2,734	281,754
FGR	616	55	339	34,936
FOP	1,765	30	530	54,620
STP	16	10	2	206
TOTALS	5,131		3,605	371,516

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,605	122.1300	110.22	397,343	2008	2008	0	0	6.50	93.50
2 SINGLE FAM - 100% - 2009						Heated Area: 2734		HX Base Yr 2009			

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 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													
																				VALUATION BY												
																					STANDARD											
																					Tax Group: 6											
																					Tax Dist:											
																					BUILDING MARKET VALUE											
																					TOTAL MARKET OB/XF VALUE											
																					TOTAL LAND VALUE - MARKET											
																					TOTAL MARKET VALUE											
																					SOH/AGL Deduction											
																					ASSESSED VALUE											
																					TOTAL EXEMPTION VALUE											
																					HX HB											
																					BASE TAXABLE VALUE											
																					TOTAL JUST VALUE											
																					NCON VALUE											
																					INCOME VALUE											
																					PREVIOUS YEAR MKT VALUE											