PT FRANCIS WOODS DONATION
SEC 42-2N-25E & PT OF GOVT
LOT 2 & PT OF SW1/4 OF

GRESSMAN CALEB L & HILLARY P
45277 GRESSMAN DAIRY RD
CALLAHAN, FL 32011

2023

16-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

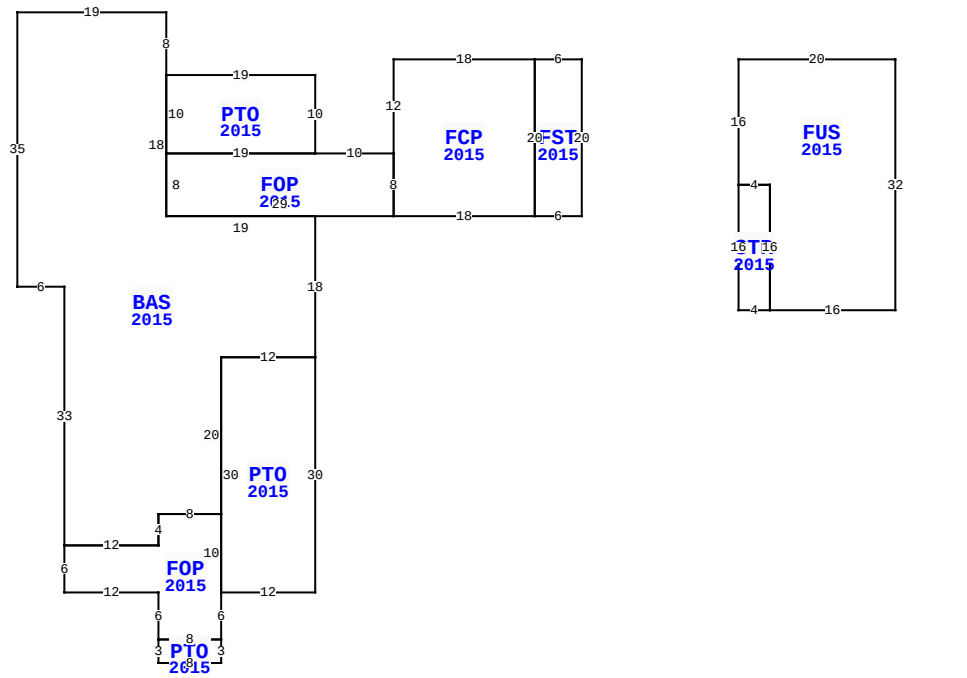
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	1,572	206,509
FCP	360	25	90	11,823
FOP	200	30	60	7,882
FOP	232	30	70	9,196
FST	120	55	66	8,670
FUS	576	100	576	75,668
PTO	24	5	1	131
PTO	190	5	10	1,313
PTO	360	5	18	2,365
STR	64	10	6	789
TOTALS	3,698		2,469	324,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,469	114.0480	135.43	334,377	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2016 Heated Area: 2148 HX Base Yr 2016



45277 GRESSMAN DAIRY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2015 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		324,346
TOTAL MARKET OB/XF VALUE		524
TOTAL LAND VALUE - MARKET		207,500
TOTAL MARKET VALUE		364,490
SOH/AGL Deduction		175,542
ASSESSED VALUE		188,948
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,948
TOTAL JUST VALUE		532,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529962	CO ISSUED	0	08/18/2015
B1529962	NEW CONSTR	255,689	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1958/0257	12/22/2014	QC	U	V	11	100
GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: GRESSMAN CALEB J &						
1948/1249	11/14/2014	QC	U	V	11	100
GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: GRESSMAN CALEB L &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2015] W6 FCP=[YR=2015] W18 S12 FOP=[YR=2015] W10 PTO=[YR=2015] N10 W19 BAS=[YR=2015] N8 W19 S35 E6 S33 FOP=[YR=2015] S6 E12 S6 PTO=[YR=2015] S3 E8 N3 W8$ E8 N6 PTO=[YR=2015] E12 N30 W12 S30$ N10 W8 S4 W12$ E12 N4 E8 N20 E12 N18 W19 N18$ S10 E19$ W19 S8 E29 N8$ S8 E18 N20$ S20 E6 N20$ PTR=E20 FUS=[YR=2015] E20 S32 W16 STR=[YR=2015] W4 N16 E4 S16$ N16 W4 N16$ W20$.

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	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	2015	2015	3	96	524	

LAND DESCRIPTION

TOTAL OB/XF 524

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	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.50	AC		1.00	1.00	1.00	440.00	440.00	4,620							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	11.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	172,500							

REVIEW DATE 06/03/2021 BY KBA Total Acres: 11.50 Total Land Value: 39,620 Market: 172,500 Agricultural: 4,620 Common: 35,000 PRINTED 08/02/2023 BY SYS