PT FRANCIS WOODS DONATION
SEC 42-2N-25E & PT OF GOVT
LOT 2 OF SEC 16-2N-25E IN

GRESSMAN GRANT A & LESLIE A
45165 GRESSMAN DAIRY RD
CALLAHAN, FL 32011

**2023**

**16-2N-25-0000-0009-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

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

45097 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 150,000 |
| TOTAL MARKET VALUE | 4,840 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,840 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,840 |
| TOTAL JUST VALUE | 150,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 0 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7340 | REPAIR/RRF | 2,500 | 06/24/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1948/1251 | 11/14/2014 | QC | U | I | 11 | 100 |
| GRANTOR: GRESSMAN CHARLES L & | | | | | | |
| GRANTEE: GRESSMAN GRANT A & | | | | | | |
| 1079/0996 | 9/06/2002 | QC | U | I | 01 | 100 |
| GRANTOR: GRESSMAN CHARLES L | | | | | | |
| GRANTEE: GRESSMAN CHARLES L | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 006000 | A | PAST1/HAY | 0 | | | 0.00 | 0.00 | 11.00 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 4,840 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 150,000 | | | | | | | |

REVIEW DATE 06/03/2021 BY KBA Total Acres: 11.00 Total Land Value: 4,840 Market: 150,000 Agricultural: 4,840 Common: 0 PRINTED 08/02/2023 BY SYS