PT OF GOVT LOT 2
IN OR 1580/1908

GRESSMAN CHARLES L & LINDA J
45142 GRESSMAN DAIRY ROAD
CALLAHAN, FL 32011

2023

16-2N-25-0000-0009-0030

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	07/27/2022 DCA
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	75,950
TOTAL MARKET VALUE	955
SOH/AGL Deduction	0
ASSESSED VALUE	955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	955
TOTAL JUST VALUE	75,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1908	8/12/2008	WD	U	V	06	43,400
GRANTOR: MASHBURN LANE F & SAB						
GRANTEE: GRESSMAN CHARLES L						
1279/0423	12/08/2004	WD	Q	V		43,400
GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: MASHBURN LANE F & S						

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	2.17	AC		1.00	1.00	1.00	440.00	440.00	955							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	2.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,950							

REVIEW DATE 04/06/2022 BY HSA Total Acres: 2.17 Total Land Value: 955 Market: 75,950 Agricultural: 955 Common: 0 PRINTED 08/02/2023 BY SYS