



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

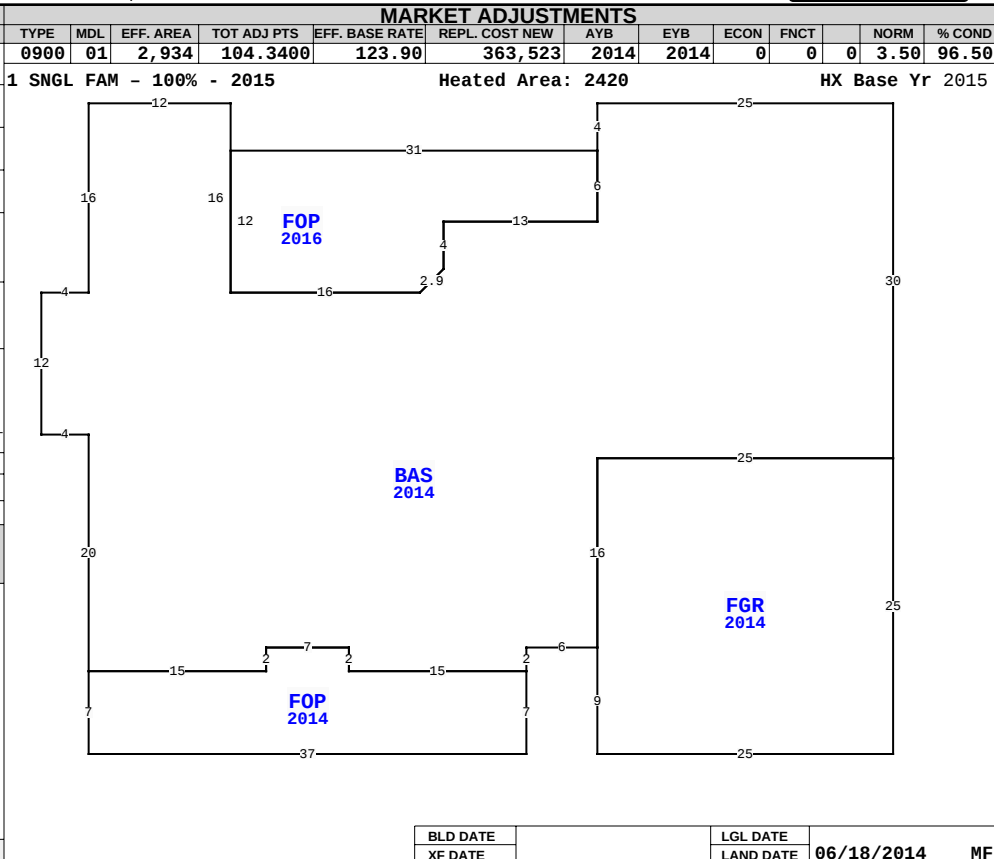
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8026.00			

TOTALS	3,610		2,934	350,800
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	824.00	SF	6.50	6.50	
2	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	1,898.00	SF	10.00	10.00	
4	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
7	0681	POLE SHED	0	100	18	10	180.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	AC	1.00



45165 GRESSMAN DAIRY RD, CALLAHAN				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
824.00	SF	6.50	6.50	100	2014	2014	3	95	5,088	
525.00	SF	85.00	85.00	100	2021	2021	3	98	43,733	
1,898.00	SF	10.00	10.00	100	2021	2021	3	100	18,980	
624.00	SF	10.00	10.00	100	2021	2021	3	98	6,115	
2.00	UT	300.00	300.00	100	2021	2021	3	99	594	
1.00	UT	1,000.00	1,000.00	100	2021	2021	3	97	970	
180.00	SF	15.00	15.00	100	2021	2021	3	98	2,646	

TOTAL OB/XF										78,126		
R	LOC			TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ	UNIT
D	ZONE	FRONT	DEPTH	LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	PRICE
		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION BY	STANDARD										
Tax Group: 6	Tax Dist:										
BUILDING MARKET VALUE	368,980										
TOTAL MARKET OB/XF VALUE	78,126										
TOTAL LAND VALUE - MARKET	35,000										
TOTAL MARKET VALUE	482,106										
SOH/AGL Deduction	199,225										
ASSESSED VALUE	282,881										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	232,881										
TOTAL JUST VALUE	482,106										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	371,834										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008038	SWIM POOL	95,650	06/18/2021
B1328143	NEW CONSTR	304,752	12/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1901/0726	1/31/2014	WD	U	V	11	100	
GRANTOR: GRESSMAN CHARLES L &							
GRANTEE: GRESSMAN GRANT A &							
1847/1150	3/27/2013	WD	U	V	11	100	
GRANTOR: GRESSMAN CHARLES L &							
GRANTEE: GRESSMAN GRANT ANDR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W25 S4 FOP=[YR=2016] W31 S12 E16 U2 R2 N4 E13 N6\$ S6 W13 S4 D2 L2 W16 N16 W12 S16 W4 S12 E4S20 FOP=[YR=2014] S7 E37 N7 W15 N2 W7 S2 W15\$ E15 N2 E7 S2E15 N2 E6 FGR=[YR=2014] S9 E25 N25 W25 S16\$ N16 E25 N30\$.											

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

16-2N-25-0000-0009-0050

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