

THOMPSON JACK & DELORES M
55062 GRESSMAN RD
CALLAHAN, FL 32011

29-2N-25-3160-0003-0011

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

15
17
09
04
05
14
07
01
03
04
03
1.
01
00
02
1600
MAP NUM
NEIGHBORHOODLOC

Exterior Wall
Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Ceiling
Air Condition
Heating Type
Fixtures

Frame
Story Height
RMS
Stories
Units
BUD8 Adjustme
Occupancy
Quality
DOR CODE
MAP NUM
NEIGHBORHOODLOC

15
17
09
04
05
14
07
01
03
04
03
1.
01
00
02
1600
MKT AREA
1290.100

CNC BLOCK 50
CB STUCCO 50
RIDGE FRME 100
BUILT-UP 100
DRYWALL 100
CARPET 60
CORK/VTILE 40
FIN.SUSPD 100
CENTRAL 100
AIR DUCTED 100
17 100
MASONRY 100
9 100
10 100
1. 100
DIST CA 100
NONE 100
Quality Level 02
COMMUNITY SHOPPING
07

15
17
09
04
05
14
07
01
03
04
03
1.
01
00
02
1600
MKT AREA
1290.100

AREA TYPE
TOTAL GROSS AREA
PCT OF BASE
TOT ADJ AREA
SUBAREA MARKET VALUE

4,800
815
380
400

100
30
80
50

4,800
244
304
200

193,133
9,818
12,232
8,047

TOTALS

6,395

5,548

223,229

EXTRA FEATURES

L N
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 0803 ASPHALT C 0 0 0 0 37,468.00 SF 2.00 2.00 100 1990 1990 3 50 37,468
3 0812 CONCRETE C 0 0 0 0 26,705.00 SF 4.00 4.00 100 1985 1985 3 49.5 52,876
4 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 1985 1985 3 23 69
8 0964 HALON SYST 0 0 12 4 48.00 SF 50.00 50.00 100 2002 2002 3 83 1,992
9 0964 HALON SYST 0 0 10 4 40.00 SF 50.00 50.00 100 2002 2002 3 83 1,660
10 0141 BAR TOP L 0 0 0 0 28.00 LF 86.00 86.00 100 2002 2002 3 21 506
11 4950 BOLLARD 0 0 0 0 21.00 UT 100.00 100.00 100 2000 2000 3 100 2,100
13 0810 CONCRETE A 0 0 22 10 220.00 SF 6.50 6.50 100 1996 1996 3 73 1,044
14 0752 USP 0 0 20 5 100.00 SF 15.00 15.00 100 1996 1996 3 25 375
15 0972 ST LGHT UN 0 0 0 0 4.00 UT 2,530.00 2,530.00 100 1985 1985 3 24 2,429

LAND DESCRIPTION

L N
USE CODE
CLS
LAND USE DESCRIPTION
CAP
R D
LOC ZONE
FRONT
DEPTH
TOT LND UTS
UNIT TYPE
D T
DPTH FACT
% COND
TOT ADJ
UNIT PRICE
ADJ UNIT PRICE
LAND VALUE
OTHER ADJUSTMENTS AND NOTES
YEAR
DENSITY
DECL
FRZ
YR
CONSRV

1 001600 C SH CTR COM 0 0004 0.00 0.00 115,870.00 SF 1.00 1.00 1.00 8.00 8.00 926,960

REVIEW DATE

02/04/2019

BY

KK

Total Acres:

0.00

Total Land Value:

926,960

Market:

0

Agricultural:

0

Common:

926,960

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

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

1601 04 5,548 85.9741 100.59 558,073 1982 1982 0 10 50.00 40.00

Heated Area: 5104

HX Base Yr

FST 1994

BAS 1993

FEP 2014

CAN 1993

BLD DATE

02/04/2019

KK

LGL DATE

02/04/2019

KK

AG DATE

02/04/2019

KK

NASSAU COUNTY PROPERTY

PAGE 1 of 3

1

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 830,521

TOTAL MARKET OB/XF VALUE 103,240

TOTAL LAND VALUE - MARKET 926,960

TOTAL MARKET VALUE 1,860,721

SOH/AGL Deduction 629,200

ASSESSED VALUE 1,231,521

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 1,231,521

TOTAL JUST VALUE 1,860,721

NCON VALUE 0

INCOME VALUE 1,622,161

PREVIOUS YEAR MKT VALUE 1,122,944

PERMIT NUM

DESCRIPTION

AMT

ISSUED

4568 REMODEL 0 06/06/2022

E4108 REMODEL 0 05/22/2017

B2644 REMODEL 1,875 12/03/2003

B2552 SIGN 7,000 12/16/2002

B2521 REMODEL 28,500 08/01/2002

B2525 REMODEL 2,000 08/01/2002

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

0241/0529 6/01/1977 WD U I 40,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W5 BAS=[YR=1993] N12 FEP=[YR=2014] N20 W19 S20 E19\$ W120 FST=[YR=1994] W10 S40 E10 N40\$ S40 E120 N28\$ S28 W130 S5 E135 N33 \$.

BLOCK 3 LOT 1-B PT OF 1-A
PT OF LOTS 1 & 4 OR 119/429 &
OR 241/529, BLOCK 3 PT LOTS 2

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2023

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	5 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 02 Quality Level 02

DOR CODE 1600COMMUNITY SHOPPING

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	1,996	101,461
CAN	755	30	226	11,488
FST	5,883	50	2,942	149,548
SFB	754	80	603	30,652

TOTALS 9,388 5,767 293,148

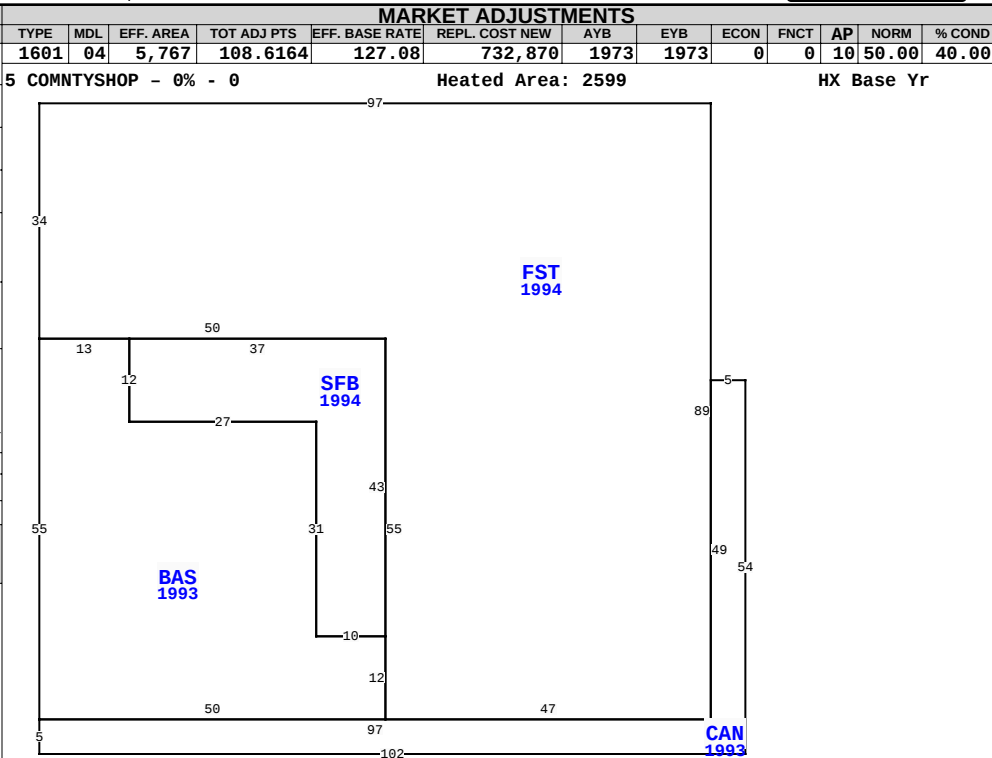
EXTRA FEATURES

L N	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
16	1242	WD DECK A	0	0	8	5		40.00	SF 10.00	100	1996	1996	3	20	80	
17	0418	EXHST FAN	0	0	0	0		2.00	UT 400.00	100	1990	1990	3	20	160	
18	0971	ST LGHT OV	0	0	0	0		2.00	UT 1,555.00	100	2000	2000	3	55	1,711	
19	0975	ST LT/ARM	0	0	0	0		1.00	UT 500.00	100	2000	2000	3	55	275	
20	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	100	2000	2000	3	55	495	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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REVIEW DATE 02/04/2019 BY KK



542233 US HWY 1, CALLAHAN

BLD DATE 02/04/2019 KK LGL DATE 02/04/2019 KK
XF DATE 02/04/2019 KK LAND DATE 02/04/2019 KK
INC DATE AG DATE

TOTAL OB/XF																2,721
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TOTAL OB/XF																2,721
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Total Acres: 0.00 Total Land Value: 926,960 Market: 0 Agricultural: 0 Common: 926,960

NASSAU COUNTY PROPERTY																PAGE 2 of 3	1
VALUATION SUMMARY																STANDARD	
VALUATION BY																Tax Group: 1	
Tax Dist:																830,521	
BUILDING MARKET VALUE																103,240	
TOTAL MARKET OB/XF VALUE																926,960	
TOTAL LAND VALUE - MARKET																1,860,721	
TOTAL MARKET VALUE																629,200	
SOH/AGL Deduction																1,231,521	
ASSESSED VALUE																0	
TOTAL EXEMPTION VALUE																1,231,521	
BASE TAXABLE VALUE																1,860,721	
TOTAL JUST VALUE																0	
NCON VALUE																1,622,161	
INCOME VALUE																1,122,944	
PREVIOUS YEAR MKT VALUE																	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2529	SIGN	2,400	08/01/2002
E2509	REMODEL	0	06/01/2002
E2416	CHNGE SRVC	0	01/02/2002
P2417	REMODEL	3,500	01/02/2002
2406	CHNGE SRVC	0	11/19/2001
2404	H/AC	0	11/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0241/0529	6/01/1977	WD	U	I		40,000			

GRANTOR:

GRANTEE:

THOMPSON JACK & DELORES M
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CALLAHAN, FL 32011

2023

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