

W1/2 OF SW1/4
(EX NW OF SW LYING NW OF RR
SE1/4 OF SW1/4)

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

2023

42-2N-25-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floop	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	2	100
Frame	03	MASONRY 100
Story Height	0	100
RMS	0	100
Stories	0	100
Class	00	. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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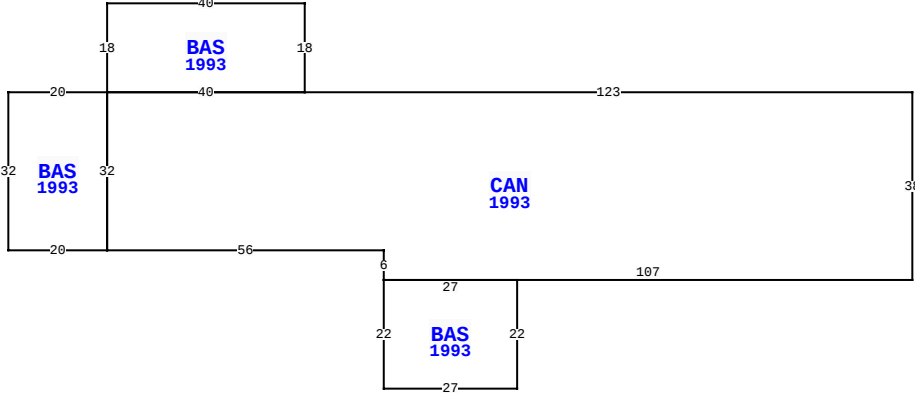
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	594	100	594	3,621
BAS	640	100	640	3,901
BAS	720	100	720	4,389
CAN	5,858	30	1,757	10,709

TOTALS	7,812	3,711	22,618
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0680	POLE SHED	0 100	40	24	960.00	SF	10.00	10.00	100	1970
7	0811	CONCRETE B	0 100	66	8	528.00	SF	5.20	5.20	100	1970
8	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	1983
9	0350	CARPORT WD	0 100	40	60	2,400.00	SF	13.00	13.00	100	2012

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC	
2	005400	A	TIMBER 1 SI	0	0005	OR	0.00	0.00	6.30	AC	
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.96	AC	
4	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.17	AC	
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	13.43	AC	

REVIEW DATE	04/06/2022	BY	HSA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
8600	06	3,711	50.7936	12.19	45,237	1965	1965	0	0	0	50.00	50.00	
1 BARNS - 0% - 2003													
Heated Area: 1954													
HX Base Yr 2003													
													

45142 GRESSMAN DAIRY RD, CALLAHAN	BLD DATE	LGL DATE	07/27/2022	DCA
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0680	POLE SHED	0 100	40	24	960.00	SF	10.00	10.00	100	1970	1970	3	20	1,920	
7	0811	CONCRETE B	0 100	66	8	528.00	SF	5.20	5.20	100	1970	1970	3	22	604	
8	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	1983	1983	3	20	780	
9	0350	CARPORT WD	0 100	40	60	2,400.00	SF	13.00	13.00	100	2012	2012	3	60	18,720	

TOTAL OB/XF															
22,024															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00
2	005400	A	TIMBER 1 SI	0	0005	OR	0.00	0.00	6.30	AC		1.00	1.00	1.00	720.00
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.96	AC		1.00	1.00	1.00	440.00
4	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.17	AC		1.00	1.00	1.00	500.00
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	13.43	AC		1.00	1.00	1.00	8,000.00

Total Acres: 15.43	Total Land Value: 77,803	Market: 107,440	Agricultural: 7,803	Common: 70,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 5	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		319,086	
TOTAL MARKET OB/XF VALUE		22,024	
TOTAL LAND VALUE - MARKET		177,440	
TOTAL MARKET VALUE		418,913	
SOH/AGL Deduction		171,783	
ASSESSED VALUE		247,130	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		197,130	
TOTAL JUST VALUE		518,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,244	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25944	NEW CONSTR	0	04/01/2012
94748	ADDITION	32,000	01/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1079/0996	9/03/2002	QC U	I	I	01	100	
GRANTOR: GRESSMAN CHARLES L							
GRANTEE: GRESSMAN CHARLES L							
0464/0407	8/01/1985	MS U	I			115,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															
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BUILDING DIMENSIONS															
CAN=[YR=1993] W123 BAS=[YR=1993] N18 W40 S18 BAS=[YR=1993] W20 S32 E20 N32\$ E40\$ W40 S32 E56 S6 BAS=[YR=1993] S22 E27 N22 W27\$ E107 N38\$.															

REVIEW DATE	04/06/2022	BY	HSA	Total Acres:	15.43	Total Land Value:	77,803	Market:	107,440	Agricultural:	7,803	Common:	70,000	PRINTED 08/02/2023 BY SYS
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[illegible]

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[illegible]