IN OR 2336/432

THOMPSON JACK & DELORES
55062 GRESSMAN RD
CALLAHAN, FL 32011

2023

42-2N-25-0000-0014-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

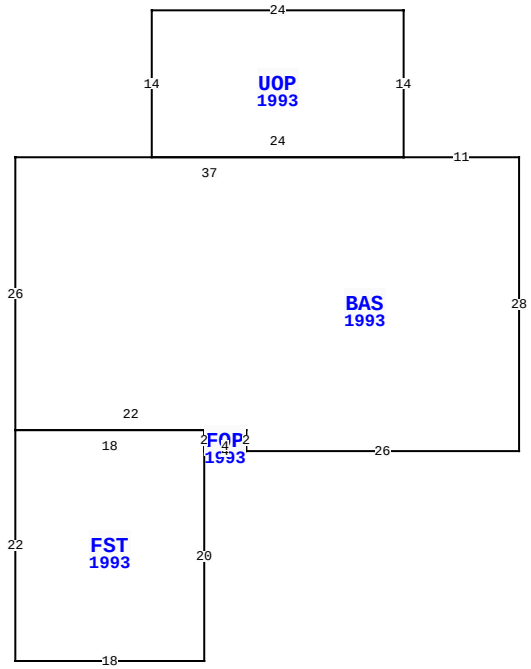
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	52,776
FOP	8	30	2	81
FST	396	55	218	8,850
UOP	336	20	67	2,720
TOTALS	2,040		1,587	64,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,587	107.1000	96.66	153,399	1978	1978	0	0	25	33.00	42.00

1 SINGLE FAM – 0% - 0 Heated Area: 1300 HX Base Yr



55040 GRESSMAN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	64,428
TOTAL MARKET OB/XF VALUE	389
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	85,817
SOH/AGL Deduction	10,487
ASSESSED VALUE	75,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,330
TOTAL JUST VALUE	85,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501901	XFOB	4,896	08/08/1995
B951901	XFOB	4,896	05/01/1995
8154	REPAIR/RRF	19,650	06/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2336/0432	1/29/2020	SW	U	I	18	71,000
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: THOMPSON JACK & DEL						
2324/1822	11/13/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=1993] N14 W24 S14 E24$ W37 S26 FST=[YR=1993] S22 E18 N20 FOP=[YR=1993] E4 N2 W4 S2$ N2 W18$ E22 S2 E26 N28$.

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
2	0802	ASPHALT B	0	0	0	0	324.00	SF	2.40	2.40	100	1978	1978	3	50	389	

LAND DESCRIPTION

TOTAL OB/XF 389

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	000100	C	SFR	0		RS-1	0.00	0.00	0.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	21,000							

REVIEW DATE 12/03/2019 BY KBA Total Acres: 0.60 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 08/02/2023 BY SYS