LOT 6 UNR SUB
IN OR 840/357

THOMPSON JACK OR DOLORES
55062 GRESSMAN RD
CALLAHAN, FL 32011

2023

42-2N-25-0000-0014-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

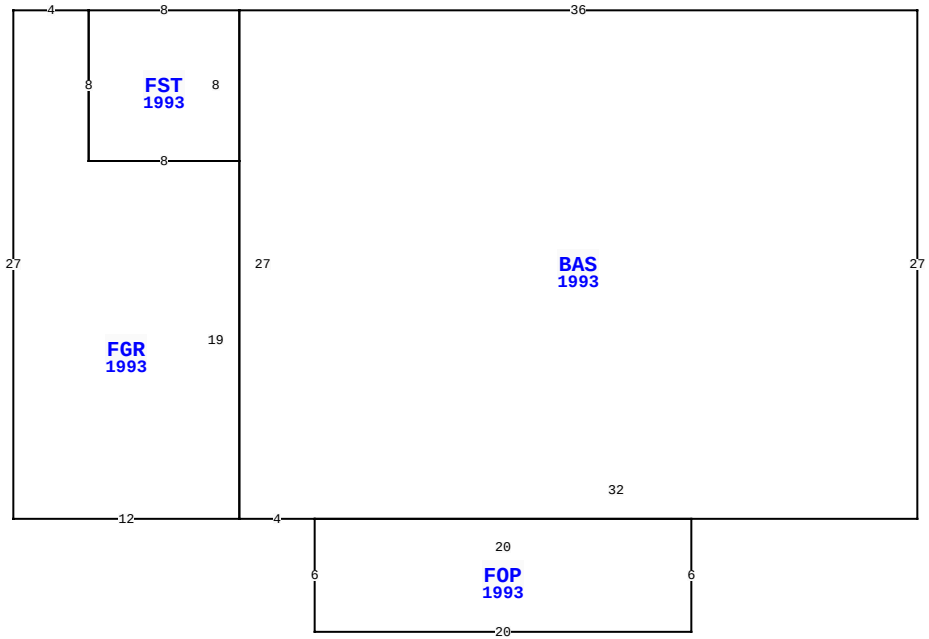
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	972	100	972	69,301
FGR	260	55	143	10,196
FOP	120	30	36	2,567
FST	64	55	35	2,496
TOTALS	1,416		1,186	84,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,186	100.0000	90.25	107,036	1980	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 972 HX Base Yr



450547 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	84,558
TOTAL MARKET OB/XF VALUE	4,272
TOTAL LAND VALUE - MARKET	24,150
TOTAL MARKET VALUE	112,980
SOH/AGL Deduction	13,515
ASSESSED VALUE	99,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,465
TOTAL JUST VALUE	112,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/0357	7/08/1998	CT	U	I	14	42,500
GRANTOR: CLERK OF COURT						
GRANTEE: THOMPSON JACK OR DO						
0469/0165	10/01/1985	WD	Q	I		32,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FST=[YR=1993] W8 FGR=[YR=1993] W4 S27 E12 N19 W8 N8 $ S8 E8 N8 $ S27 E4 FOP=[YR=1993] S6 E20 N6 W20 $ E32 N27 $.

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	0812	CONCRETE C	0	0	0	0	1,150.00	SF	4.00	4.00	100	1995	1995	3	72	3,312	
3	0351	CARPORT MT	0	0	0	0	400.00	SF	10.00	10.00	100	2004	2004	3	24	960	

LAND DESCRIPTION

TOTAL OB/XF 4,272

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		CI	100.00	300.00	0.69	AC		1.00	1.00	1.00	35,000.00	35,000.00	24,150							

REVIEW DATE 06/19/2018 BY KB Total Acres: 0.69 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 08/02/2023 BY SYS