TRACT 9
IN OR 1245/497

MASHBURN LANE F & SABRINA G
P O BOX 16326
FERNANDINA BEACH, FL 32035-3123

2023

47-2N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

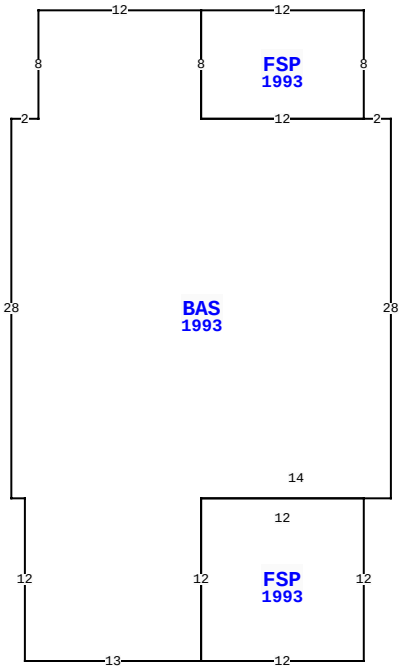
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	1,036	100	1,036	38,076
FSP	96	40	38	1,397
FSP	144	40	58	2,132
TOTALS	1,276		1,132	41,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	72.0800	65.05	73,637	1940	1950	0	0	0	43.50	56.50

1 SINGLE FAM – 0% - 0 Heated Area: 1036 HX Base Yr



45081 GRESSMAN DAIRY RD, 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	41,605
TOTAL MARKET OB/XF VALUE	1,128
TOTAL LAND VALUE - MARKET	44,450
TOTAL MARKET VALUE	87,183
SOH/AGL Deduction	12,989
ASSESSED VALUE	74,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,194
TOTAL JUST VALUE	87,183
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1245/0497	7/13/2004	WD	Q	I		45,000
GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: MASHBURN LANE F & S						
0527/0110	9/22/1987	WD	Q	I		34,500
GRANTOR: OUTLER MATTHEW & S M						
GRANTEE: GRESSMAN CHARLES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N8 W12 S8 E12$ W12 N8 W12 S8 W2 S28 E1 S12 E13 FSP=[YR=1993] E12 N12 W12 S12$ N12 E14 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
1	0810	CONCRETE A	0	0	68	3	204.00	SF	5.20	5.20	100	1986	1986	3	52	552	
2	0940	SHEDS/PORT	0	0	0	0	80.00	SF	30.00	30.00	100	2004	2004	3	24	576	

LAND DESCRIPTION

TOTAL OB/XF 1,128

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,450							

REVIEW DATE 08/14/2018 BY KBX Total Acres: 1.27 Total Land Value: 44,450 Market: 0 Agricultural: 0 Common: 44,450 PRINTED 08/02/2023 BY SYS