

LOT 13
IN OR 1325/903
ESMT OR 1559/543

GRESSMAN RONALD & KIMBERLY
43483 FREEDOM DR
CALLAHAN, FL 32011

2024

16-1N-25-2910-0013-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	12	HARDWOOD 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,734	100	2,734	294,995
FGR	616	55	339	36,578
FOP	1,765	30	530	57,187
STP	16	10	2	216
TOTALS	5,131		3,605	388,974

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,605	122.1300	116.02	418,252	2008	2008	0	0	0	7.00	93.00
2 SINGLE FAM - 100% - 2009						Heated Area: 2734		HX Base Yr 2009				

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY										STANDARD										
																				Tax Group: 6										Tax Dist:										
																				BUILDING MARKET VALUE										388,974										
																				TOTAL MARKET OB/XF VALUE										27,166										
																				TOTAL LAND VALUE - MARKET										81,720										
																				TOTAL MARKET VALUE										497,860										
																				SOH/AGL Deduction										240,466										
																				ASSESSED VALUE										257,394										
																				TOTAL EXEMPTION VALUE										HX HB 50,000										
																				BASE TAXABLE VALUE										207,394										
																				TOTAL JUST VALUE										497,860										
																				NCON VALUE										0										
																				INCOME VALUE																				
																				PREVIOUS YEAR MKT VALUE										481,046										