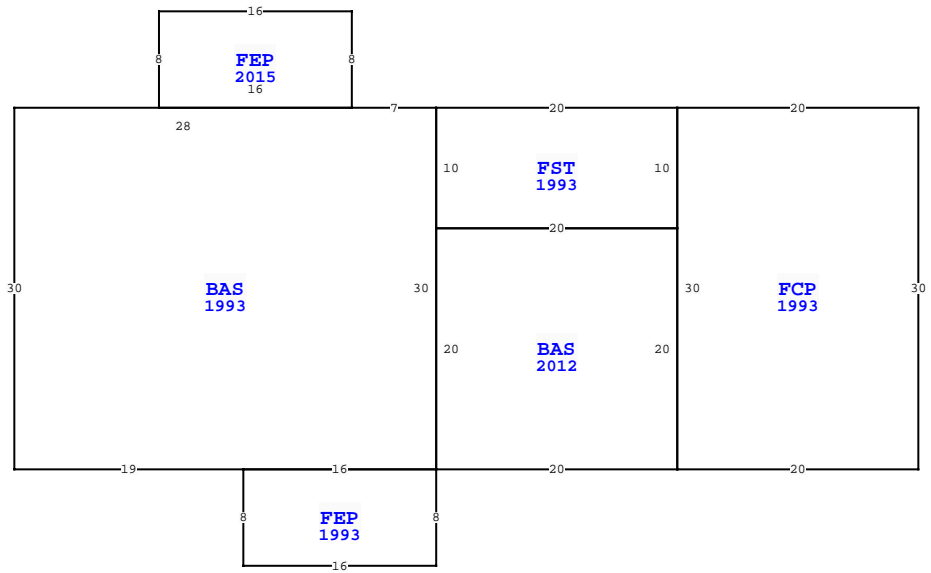




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	6000 PASTURELAND 1		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,050	100	1,050
BAS	400	100	400
FCP	600	25	150
FEP	128	80	102
FEP	128	80	102
FST	200	55	110
TOTALS	2,506		1,914

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2003								
Heated Area: 1450						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			149,143
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			75,950
TOTAL MARKET VALUE			184,576
SOH/AGL Deduction			149,143
ASSESSED VALUE			35,433
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			35,433
TOTAL JUST VALUE			225,093
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1908	8/12/2008	WD	U	V	06	43,400
GRANTOR: MASHBURN LANE F & SAB						
GRANTEE: GRESSMAN CHARLES L						
1279/0423	12/08/2004	WD	Q	V		43,400
GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: MASHBURN LANE F & S						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		07/27/2022	DCA

EXTRA FEATURES																
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

BUILDING NOTES														
45097 GRESSMAN DAIRY RD, CALLAHAN														
BUILDING DIMENSIONS														
FCP=[YR=1993] W20 FST=[YR=1993] W20 BAS=[YR=1993] W7 FEP=[YR=2015] N8 W16 S8 E16\$W28 S30 E19 FEP=[YR=1993] S8 E16 N8 W16\$ E16 BAS=[YR=2012] E20 N20W20 S20\$ N30\$ S10 E20 N10\$ S30 E20 N30\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	0					1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	1.17	AC		1.00	1.00	1.00	370.00	370.00	433							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	1.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,950							